WARRANTY DEED

Bill Garrett Davidson County
Batch# 123341 DEEDWARR
08/01/2018 10:59:39 AM 4 pgs
Fees: $23.00 Taxes: $21,922.50

20180801-0075058

J. TRENT LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,925,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of July, 2018

Notary Public

MY COMMISSION EXPIRES: 11/19/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RSF Investors, LLC	RSF Investors, LLC	093-06-3-106.00
(NAME)	(NAME)	
5484 Lickton Pike	5484 Lickton Pike	09306310400
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Alton Ross Jr.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **RSF Investors, LLC, a Tennessee limited liability company,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 41 on the First Plan of Davidson Academy Lots, not of record, described as follows: Begining on the southerly margin of Broadway, formerly Broad Street, 60 feet 11 inches east of the easterly margin of 5th Avenue South, formerly Summer Street, being J.W. McClellan and wife's northeast corner, thence with the southerly margin of Broadway, eastwardly 30 feet 1 1/2 inches to the northwest corner of another part of said lot owned by said McClellan and wife; thence with their westerly line, southwardly 90 feet to the northerly margin of an alley; thence with said alley, westwardly 29 feet 4 1/2 inches to the easterly line of McClellan's first mentioned lot; thence with said line, northwardly 90 feet to the beginning.

Being the same property conveyed to Alton Ross, Jr., by Warranty Deed from Ginger Lewis, Successor Trustee of the Ginger Lewis Broadway Property Trust, James A. Lewis and wife, Hilda M. Lewis, recorded on August 1, 2018 of record in Instrument No. 20180801-0075057, Register's Office for Davidson County, Tennessee.

SEE EXHIBIT "A" ATTACHED HERETO

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 425 Broadway, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 25th day of July, 2018.

Alton Ross Jr.

State of Tennessee
County of Williamson

Personally appeared before me Alton Ross Jr., with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of July, 2018.

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 11/4/2

File No.: 13164

EXHIBIT "A"
LEGAL DESCRIPTION

429 Broadway

Tract I: (Part of Map and Parcel 09306310400)

Land in Davidson County, Tennessee, being part of Lot No. 41 on the First Plan of Davidson Academy Lots, not of record, described as follows;

Said part of Lot No. 41 begins on the south side of Broad Street at a point in the center of a wall dividing the house on the lot hereby conveyed from that formerly owned by H.F. Bryan, running thence westwardly, with the southern margin of Broad Street, 20 feet, more or less, to the center of the upper and outer wall of said house, its western wall; thence southwardly, through the center of said wall, 46 feet, more or less; thence eastwardly, parallel with Broad Street, 4 feet, more or less; thence at right angles southwardly 43 feet, more or less, to a stone; thence eastwardly, parallel with Broad Street, 16 feet to said Bryan's line; thence northwardly, with Bryan's line and the center of the first mentioned wall 89 feet, more or less, to the beginning corner.

Tract II: (Part of Map and Parcel 09306310400)

Land in Davidson County, Tennessee, being part of Lot No. 41 on the First Plan of Davidson Academy Lots, not of record, described as follows:

Beginning on the southerly margin of Broadway, formerly Broad Street, 19 feet, 5-1/2 inches east of the southeast corner of 5th Avenue, South, formerly Summer Street, and Broadway; thence with the southerly margin of Broadway, eastwardly 19 feet, 6-1/2 inches to the northwest corner of the property conveyed to O.K. Galbraith by deed from Henrietta Stevens and husband, of record in Book 1044, page 88, Register's Office for said County; thence with Galbraith's westerly line, southwardly 46 feet to the northerly margin of an alley; thence with said alley, westwardly 19 feet, 6-1/2 inches to a point 19 feet, 5-1/2 inches east of the easterly margin of 5th Avenue, South; thence northwardly 46 feet to the beginning.

Tract III: (Part of Map and Parcel 09306310400)

Land in Davidson County, Tennessee, being part of Lot No. 41 on the First Plan of Davidson Academy Lots, not of record, described as follow:

Beginning at the southeast corner of 5th Avenue, South, formerly Summer Street and Broadway, formerly Broad Street, thence with the southerly margin of Broadway, eastwardly 19 feet 5 1/2 inches to a point opposite the center of the wall dividing the house on the lot herein described from the house on the lot immediately ease of it; thence southerly through the center of said wall 46 feet to the northerly margin of any alley; thence with said alley westwardly 19 feet 5-1/2 inches to the easterly margin of 5th Avenue, South; thence with same northwardly 46 feet to the beginning.

Being the same property conveyed to RSF Investors, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Inez Silverfield, a/k/a Inez P. Silverfield, unmarried, recorded on June 9, 2003, of record in Instrument No. 20030609-0079353, Register's Office for Davidson County, Tennessee.

425 Broadway

Tract IV: (Part of Map and Parcel 09306310600)

Land in Davidson County, Tennessee, being part of Lot No. 41 on the First Plan of Davidson Academy Lots, not of record, described as follows: Begining on the southerly margin of Broadway, formerly Broad Street, 60 feet 11 inches east of the easterly margin of 5th Avenue South, formerly Summer Street, being J.W. McClellan and wife's northeast corner, thence with the southerly margin of Broadway, eastwardly 30 feet 1 1/2 inches to the northwest corner of another part of said lot owned by said McClellan and wife; thence with their westerly line, southwardly 90 feet to the northerly margin of an alley; thence with said alley, westwardly 29 feet 4 1/2 inches to the easterly

line of McClellan's first mentioned lot; thence with said line, northwardly 90 feet to the beginning.

Being the same property conveyed to the Grantor(s) by deed of even date of record in Instrument Number 20180801-0075057, or Book _____, Page _____, Registers Office for Davidson County, Tennessee