WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:
Bennett & Pressley, P. C., 2021 Richard Jones Road, Suite 220, Nashville, Tennessee 37215

STATE OF Tennessee

COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,750,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2018.

Notary Public

COMMISSION EXPIRES: 5/5/2020

Jennifer Pugh-Nolan
STATE OF TENNESSEE NOTARY PUBLIC
(Affix Seal Above)
COUNTY OF DAVIDSON
My Comm. Expires May 5, 2020

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Bill Garrett Davidson County
Batch# 123560 DEEDWARR
08/01/2018 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $21,275.00
20180801-0075391

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
132 North LLC c/o William W. Miller, Jr. Sole Member	Same as Owner	093 06 2 078.00
(NAME) 119 3rd Avenue South	(NAME)	
(ADDRESS) Nashville, TN 37201	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **FIRST THUNDERBOLT INC., a Georgia corporation (a 40% undivided interest), C. EUGENE GILBERT (a 16 2/3% undivided interest), C. ANSLEY WILLIAMS, JR. (an 11 2/3% undivided interest), STANLEY E. STRICKLAND (a 10% undivided interest), PAM PITISCI (a 15% undivided interest), and HAROLD R. REYNOLDS (a 6 2/3% undivided interest), BEING ALL OF THE OWNERS OF THE PROPERTY HEREINAFTER DESCRIBED AS TENANTS IN COMMON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **132 NORTH LLC**, A TENNESSEE LIMITED LIABILITY COMPANY, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being part of Lot No. 14 on the Plan of the Original Town of Nashville, not of record, and being also partly shown as Lots Nos. 47 & 49 on the Plan of the Gordon Block of record in Book 21, page 53, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the easterly margin of Second Avenue North, formerly Market Street; said point being the northwest corner of Lot No. 47 on Wm. H. Gordon's Plan, as of record in Book 21, page 53, Register's Office for Davidson County, Tennessee; thence eastwardly along the northerly line of said Lot No. 47 and continuing along said line, extended, a total distance of 213 feet, more or less, toe a point in the westerly margin of First Avenue North, formerly Front Street; thence with the westerly margin of said Avenue, southwardly 24 feet 1 inch to a point in the center of the partition wall between the building located on the herein described property and the property located south of this property; thence westwardly with the center of said partition wall, a total distance of 213 feet, more or less, to a point in the easterly margin of Second Avenue North, formerly Market Street; thence along the easterly margin of Second Avenue North, formerly Market Street, 24 feet 1 inch to the point of beginning.

Being the same property conveyed to Sellers herein from 132 2nd Avenue North, LLC, a Georgia limited liability company, by deed of record in Instrument No. 20180730-0073894 in the Register's Office for Davidson County, Tennessee, and having been previously conveyed to the said 132 2nd Avenue North, LLC, from 132 Second Avenue Corporation, a Tennessee corporation by Special Warranty Deed of record in Instrument No. 20030820-0121028, in said Register's Office.

This conveyance is subject to the following:

1. All matters shown on plat of record in Plat Book 21, page 53, in the Register's Office of Davidson County, Tennessee.

2. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by a survey prepared by Kevin David Crowe, RLS No. 1979, Crowe-Wheeler and Associates, File No.

18-125alta.DWG, dated May 20, 2018, last revised June 5, 2018:

- Building overhang encroaches over the westerly boundary of the property onto the adjacent street right-of-way

This is improved property, known as 132 2nd Avenue North, Nashville, TN 37201.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs and assigns, against the lawful claims of all persons whomsoever.

Witness GRANTORS' hands this 31st day of July, 2018.

FIRST THUNDERBOLT, INC., A Georgia corporation, Grantor By: _____ C. Eugene Gilbert, Authorized Representative	_____ C. Eugene Gilbert, Grantor
_____ C. Ansley Williams, Jr. Grantor, by and through C. Eugene Gilbert, his attorney-in-fact	_____ Stanley E. Strickland, Grantor, by and through C. Eugene Gilbert, his attorney-in-fact
_____ Pam Pitisci, Grantor, by and through C. Eugene Gilbert, her attorney-in-fact	_____ Harold R. Reynolds, Grantor, by and through C. Eugene Gilbert, his attorney-in-fact

State of Tennessee)
)
County of Davidson)

Before me, Jennifer Pugh-Nolan of the state and county aforementioned, personally appeared C. Eugene Gilbert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Authorized Representative of First Thunderbolt, Inc., the within named bargainor, a Georgia corporation, and that such person, as such Authorized Representative, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by such person as Authorized Representative.

WITNESS my hand and seal this 31st day of July, 2018.

_____
NOTARY PUBLIC

Jennifer Pugh-Nolan STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Comm. Expires May 5, 2020

Commission Expires: 5/5/2020

State of Tennessee)
)
County of Davidson)

Before me, Jennifer Pugh-Nolan of the state and county aforementioned, personally appeared C. Eugene Gilbert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be a within named bargainor, and further acknowledged such person to be the Attorney-in-Fact for C. Ansley Williams, Jr., Stanley E. Strickland, Pam Pitisci, and Harold R. Reynolds, individuals and within named bargainors, and that such person, individually and as such Attorney-in-Fact, executed the foregoing instrument for the purpose therein contained, by signing his name, individually, and the name of each individual bargainor by such person as Attorney-in-Fact.

WITNESS my hand and seal this 31st day of July, 2018.

_____
NOTARY PUBLIC

Jennifer Pugh-Nolan STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON
My Comm. Expires May 5, 2020

Commission Expires: 5/5/2020

True Copy Certification

I, Jay H. Smith, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/21/2021

Notary Seal:

