WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER **$900000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14 DAY OF July 2018

Notary Public

MY COMMISSION EXPIRES: 05-03-2021

(AFFIX SEAL)

ANDREE P. JOHNSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

Bill Garrett Davidson County
Batch# 124788 DEEDWARR
08/06/2018 10:34:30 AM 3 pgs
Fees: $18.00 Taxes: $3,330.00
20180806-0076884

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP - PARCEL NO(S)
1037 Scovel LLC	1037 Scovel LLC	081-16-0/303.00
(Name)	(Name)	
P.O. Box 150204	P.O. Box 150204	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HERINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **M2 SQUARE, LLC** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **1037 SCOVEL LLC, A DELAWARE LIMITED LIABILITY COMPANY** HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Attached Exhibit "A"

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.

Executed by my hand this 17 Day of July 2018.

M2 Square, LLC

BY: _____
William A. Martin, Managing Member

STATE OF Tennessee

County OF Davidson

Before me, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that William A. Martin as such Managing Member of M2 Square, LLC personally appeared before me this day and acknowledged the due execution of the foregoing instrument as such Managing Member.

Witness my hand and official seal, this the 17th of July, 2018.

_____
Notary Public

My Commission Expires: 05-03-2021

(SEAL)

ANDRE P. JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

Please return to
Logos Realty Closing Services Inc.
301 S. Perimeter Park Dr., Suite 214
Nashville, TN 37211

EXHIBIT A

LAND in Davidson County, Tennessee, beginning at an iron rod situated in the southerly margin of Scovel Street, approximately 206.7 feet east of the easterly margin of Eleventh Avenue in the 20th Councilmanic District of Nashville, Davidson County, Tennessee, said point being the Northeast comer of the I. T. Buford Property of record in Book 2591, Page 1348, Register's Office for Davidson County, Tennessee, and the northwest comer of the property herein described.

Thence, North 67° 49' 27" East, a distance of 100.00 feet to an iron rod; thence, with or about the west line of the Terry Grimes and Vero Walker property of record in Instrument No. 20020410-0043980, Register's Office for Davidson County, Tennessee; South 21° 26' 44" East, a distance of 146.11 feet to an iron rod in the northerly margin of Rev. Dr. Enoch Jones Road; thence, with said road, South 67° 49' 27" West, a distance of 100.00 feet to an iron rod; thence, leaving said road, North 21° 26' 44" West, a distance of 146.11 feet to the point of beginning, containing 14,609.81 square feet or 0.33 acres of land, more or less.

BEING the same property conveyed to M2 Square, LLC in Instrument No. 20140102-0000064, in the Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Jennifer Chandler- Cole 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole 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:_____

MAXINE J. RUCKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020