Bill Garrett Davidson County
Batch# 128886 DEEDWARR
08/14/2018 12:10:30 PM 4 pgs
Fees: $23.00 Taxes: $2,035.00
20180814-0080271

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 34115-02-2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $550,000.00. Kevin McG Affiant Subscribed and sworn to before me this 14th day of August, 2018. Notary Public My Commission Expires: 5/5/20

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kevin McGinn 306 42nd Avenue North Nashville, TN 37209	Kevin McGinn 306 42nd Avenue North Nashville, TN 37209	Map and Parcel No.: 07900011700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Nashville Steel Corporation, a Tennessee corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Kevin McGinn ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 7139 Centennial Boulevard, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 14th day of August, 2018.

GRANTOR:

Nashville Steel Corporation
a Tennessee corporation

By: _____
Richard G. Johnson
Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Richard G. Johnson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of Nashville Steel Corporation, a Tennessee corporation, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS, my hand, at office, this 14th day of August, 2018.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

_____
NOTARY PUBLIC
My Commission Expires: 5/5/20

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of The Nashville Steel Corporation Subdivision, as of record in Instrument No. 20180807-0077771 in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Cumberland Bend Corporation by Warranty Deed from Nashville Steel Corporation, dated May 18, 1964, of record in Book 3763, page 565, Register's Office for Davidson County, Tennessee. Cumberland Bend Corporation now being Nashville Steel Corporation by Certificate of Merger dated September 3, 1975 as of record in Book 4950, page 792, Register's Office for Davidson County, Tennessee. Also being part of the same property conveyed to Nashville Steel Corporation, a Tennessee corporation, by Quitclaim Deed from Louisville and Nashville Railroad Company, a Kentucky corporation, dated March 26, 1977, of record in Book 5132, page 28, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, a lien, but not yet due and payable, which have been prorated and assumed by GRANTOR. Map and Parcel No. 07900011700.

2. License for the right to construct and maintain a natural gas main as granted to Nashville Gas Company by Louisville and Nashville Railroad Company by instrument of record in Book 3836, page 392, Register's Office for Davidson County, Tennessee.

3. Easement for right of way granted to Colonial Pipeline Company of record in Book 3705, page 149, Register's Office for Davidson County, Tennessee.

4. Letter regarding the installation of sprinkler systems of record in Book 7403, page 854, Register's Office for Davidson County, Tennessee.

5. Title to that portion of the subject property embraced within the bounds of any roads, highways, or public rights-of-way.

6. Title to that portion of the premises embraced within the bounds of the charter right-of-way of the L & N Railroad Railroad.

7. All matters on the Plan of The Nashville Steel Corporation Subdivision, as of record in Instrument No. 20180807-0077771 in the Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

