Karen Y Johnson Davidson County
Batch# 142737 DEEDWARR
09/19/2018 10:32:12 AM 2 pgs
Fees: $13.00 Taxes: $15,956.25
20180919-0092826

WARRANTY DEED

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

File# 13251

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,312,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of September, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
C4 Five Points Nashville, LLC	NEW OWNER	08309013400
(NAME)	(NAME)	
121 W. Trade Street Suite 2550		
(ADDRESS)	(ADDRESS)	
Charlotte, NC 28202		
(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/WE, **Laura Ellis, Trustee of the Main Street Trust,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **C4 Five Points Nashville, LLC,** 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:

Being Lot Nos. 14, 15 and 16, on the Plan of Bransford-McWhirter Subdivision of the Allison Place, of record in Book 161, Page 109 and in Book 161, Page 125, Register's Office for Davidson County, Tennessee, described as follows:

Beginning in the easterly margin of Gallatin Pike or Main Street as widened, at the common corner of Lots 16 and 17; thence with the margin of the Pike or Street in a southerly direction 34 feet to the corner of Lots 15 and 16; thence continuing with said Pike or Street along a swing leading to Lindsey Street in a southeasterly direction 54 feet to the north margin of Lindsey Street thence east along said Street, 200 feet to the corner of Lots 13 and 14; thence northerly with the line between said lots, 108.37 feet to a point in the south boundary of Lot 17; thence westerly along the south boundary of said lot, 180.25 feet to the beginning.

Included in the above but specifically excluded therefrom is that portion thereof described in the deed to the Nashville Housing Authority of record in Book 3950, Page 354, said Register's Office.

Being the same property conveyed to Laura Ellis, Trustee of the Main Street Trust, as of record in Deed Instrument No. 201004300033168, at the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 1000 Main St., Nashville, TN 37206
(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 14th day of September, 2018.

Laura Ellis, Trustee of the Main Trust
Laura Ellis, Trustee of the Main Street Trust

State of Tennessee
County of Davidson

On this the 13th day of September, 2018, before me personally appeared Laura Ellis as Trustee of the Main Street Trust, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

WITNESS my hand and seal this 14th day of September, 2018.

Notary Public
My Commission Expires: 7-6-19

File No.: 13251

VICKY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY