WARRANTY DEED

File #17667/18601

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GT3 Properties	New Owner	10613021900
(NAME) 201 Terminal Court	(NAME)	
(ADDRESS) Nashville, TN 37210	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Y Johnson Davidson County
Batch# 146413 DEEDWARR
09/28/2018 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $12,580.00
20180928-0096315

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, Timothy Wade Keyt, Trustee of the W.C. Keyt Irrevocable Trust B U/A/D 12/29/89,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GT3 Properties, a Tennessee General Partnership,** 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 the Sixth Civil District of Davidson County, Tennessee, being a part of the 13.7 acre, more or less, tract shown on the boundary survey of the McIntyre property, as of record in Book 445, Page 200, Register's Office for Davidson County, Tennessee, said survey being made by W.W. Turner Company, Engineers, July 25, 1953, and more particularly described as follows:

Beginning at a point in the East boundary line 770 feet South of the intersection of the L & N Railroad right-of-way; thence South 3° 39' West 730 feet to a point in the Easterly line of said 13.7 acre tract; thence North 86° 21' West 420 feet, more or less, to a point in the Northerly right of way of the N.C. & St. L. Railway; thence with said right of way North 52° 57' West 165 feet, more or less, to a concrete monument being in the Easterly right of way of the L & N Railroad right of way; thence with the Easterly right-of-way of said L & N Railroad North 14° 38' East 229 feet to a point; thence continuing in a Northeasterly direction with a curve of 2,815 feet radius 360 feet, more or less, to a point; thence South 86° 21' East 400 feet, more or less, to the point of beginning.

Said property is serviced by a 40 foot right-of-way that extends in a Northerly direction along said Easterly boundary line to said boundary line's intersection with said L & N Railway; at this point said boundary line parallels and at a width of 40 feet to Old Woodycrest Avenue.

Being the same property conveyed by Quitclaim Deed from Widney C. Keyt and Antha Keyt, husband and wife to W.C. Keyt Irrevocable Trust B, as recorded on the 22nd day of February, 2006 in Instrument No. 20060222-0020869; Quitclaim Deed from Transcon Lines, Inc., a California corporation to Widney C. Keyt, as recorded on the 2nd day of March, 1978 in Deed Book 5258, Page 501; Quitclaim Deed from Potter Freight Lines, Inc., a Tennessee corporation to Transcon Lines, Inc., a California corporation, as recorded on the 2nd day of March, 1978 in Deed Book 5258, Page 499 and Installment Deed from The Blount National Bank of Maryville, Maryville, Tennessee, Trustee for Woodlawn Memorial Perpetual Care Fund to Potter Freight Lines, Inc., as recorded on the 25th day of November, 1974 in Deed Book 4870, Page 634, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Current year's property taxes which have been prorated, 2018 and subsequent years taxes are assumed by the Grantees, including. Taxes and assessments for the year 2018 and subsequent years, a lien not yet due and payable.

2. Easement recorded in Instrument No. 20060222-0020869, in the Register's Office for Davidson County, Tennessee.

3. Easement recorded in Instrument Nos. 20120228-0017172 and 20140114-0003778, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 201 Terminal Court, Nashville, TN 37210

(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 hand this 26th day of September, 2018.

W.C. Keyt Irrevocable Trust B U/A/D 12/29/89

BY: _____ Trustee

Timothy Wade Keyt, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Timothy Wade Keyt, Trustee of the W.C. Keyt Irrevocable Trust B U/A/D 12/29/89, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of September, 2018.

Notary Public _____

WILLIAM D. CASTLEMAN, JR. NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires: 05/06/2019

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

True Copy Certification

I, Connie Taylor, 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, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212