Karen Y Johnson Davidson County
Batch# 156377 DEEDWARR
11/02/2018 02:21:30 PM 4 pgs
Fees: $23.00 Taxes: $16,650.00
20181102-0108935

Name and Address of New Owner:
Jewell M. Hale and Robert L. Kirby
114 S. Court Sq.
McMinnville, TN 37110

Send Tax Statements To:
NEW OWNER

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)
J.D. Kious, Attorney
Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: NC-18101344

Map and Parcel: 093 09 0 176.00, 093 09 0 177.00 and 093 09 0 179.00

WARRANTY DEED

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, **McGavock Street Partnership**, a Tennessee general partnership, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Jewell M. Hale and Robert L. Kirby**, as tenants in common, 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:

Parcel I:
Land in Davidson County, Tennessee, being the west half of Lot No. 106, in the plan of McNairy's west Nashville Lots, as recorded in Book 9, pages 322 and 323, Register's Office for Davidson County, Tennessee.

Said half of said Lot 106 fronts 50 feet on the north side of McGavock Street and runs back northerly between parallel lines 169 feet to an alley.

Parcel II:
Land in Davidson County, Tennessee, being Lot No. 108 on the Plan of McNairy's West Nashville Lots, as of record in Book 9, page 322, Register's Office for Davidson County, Tennessee, and Minute Book "C", pages 136 and 137, Chancery Court in Nashville, Tennessee.

Said Lot No. 108 fronts 100 feet on the northerly side of McGavock Street and runs back between parallel lines 169 feet to an alley.

Parcel III:
Land in Davidson County, Tennessee, being the easterly part of Lot No. 110 on the Plan of McNairy's West Nashville lots, as of record in Book 9, pages 322 and 323, said Register's Office for Davidson County, Tennessee.

Said part of said Lot fronts 49 feet on the northerly side of McGavock Street, and extends back between lines 169 feet to an alley on which it measures 48.52 feet.

Being the same property conveyed to McGavock Street Partnership, a Tennessee general partnership, by Quitclaim Deed filed for record on August 7, 2017 in Instrument Number 20170807-00880807, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to All matters of Ordinance No. 098-1188 approving the Arts Center Redevelopment Plan of record in Book 10965, page 404, Book 11625, page 252 and Instrument Number 20020715-0084598; All matters as set forth per Book 9, page 322 & 323 and Minute Book "C", page 136 & 137; all of the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is unimproved property known as: 1212, 1214, 1218 McGavock St., Nashville, TN 37203

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 assigns, 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 its signature this 30th day of October, 2018.

McGavock Street Partnership

BY: Rajesh Aggarwal
Rajesh Aggarwal, Partner

State of Tennessee

County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Rajesh Aggarwal, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a Partner of McGavock Street Partnership and that he as such Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as Partner.

Witness my hand and seal this 30th of October, 2018.

Notary Public
My Commission Expires: 12/18/21

J.D. KIOUS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

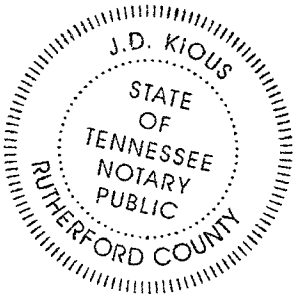
AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $4,500,000.00.

Affiant Signature

Subscribed and sworn to before me, this 30th day of October, 2018.

Notary Public
My Commission Expires: 12/18/21



True Copy Certification

I, Lynn Vaught, 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 Rutherford

Personally appeared before me, the undersigned, a notary public for this county and state, Lynn Vaught 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: 12-16-18

JESSICA L. TOLLEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY