Karen Y Johnson Davidson County
Batch# 157197 DEEDWARR
11/06/2018 04:03:30 PM 5 pgs
Fees: $28.00 Taxes: $821.37
20181106-0110105

THIS INSTRUMENT PREPARED BY:
WILLIAM T. SMITH
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH, SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

JOHN A. L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $221,990.98.

Sharon D Muller
Affiant

Subscribed and sworn to before me, this 2nd day of November, 2018.

Notary Public

My commission expires: 10-14-2019

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Front Street 2017 LLC 523 31st Avenue North Nashville, TN 37209	SAME	092 06 0 537.00 092 06 0 526.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the

receipt of which is hereby acknowledged, **VB PROPERTIES, LLC**, a Tennessee limited liability company ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto **FRONT STREET 2017 LLC**, an Oklahoma limited liability company ("Grantee"), its successors, and its assigns, effective as of this 2nd day of November, 2018 (the "Effective Date"), a certain tract of land in Davidson County, Tennessee, described as follows:

Tract I:
712 Lena Street

Land in Davidson County, Tennessee, being Lot No. 7 (number 28) as shown on the map entitled the Plan of Roth's Subdivision of Lot No. 22 in Dr. Boyd McNairy's Addition to Nashville, of record in Plat Book 57, page 147, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 7 (number 28) on said Plat fronts 50 feet on the easterly side of 27th Avenue North, now called Lena Street, and runs back between parallel lines 114 feet, more or less, to an alley.

Being the same property conveyed to ITH, L.P., a Tennessee limited partnership, by deed from William T. DeLay of record as Instrument No. 20180402-0030685, Register's Office for Davidson County, Tennessee. Being further conveyed to VB Properties, LLC, a Tennessee limited liability company, by deed from ITH, L.P., a Tennessee limited partnership, of record as Instrument No. 20181106-0110074, said Register's Office.

Tract II:
713 Lena Street

Land in Davidson County, Tennessee, being Lot No. 16 as shown on the map entitled the Plan of Roth's Subdivision of Lot No. 22 in Dr. Boyd McNairy's Addition to Nashville, of record in Plat Book 57, page 147, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 16 on said Plat fronts 50 feet on the West side of 27th Avenue North, now called Lena Street, and runs back between parallel lines 116 feet to an alley.

Being the same property conveyed to ITH, L.P., a Tennessee limited partnership, by deed from William T. DeLay of record as Instrument No. 20180402-0030683, Register's Office for Davidson County, Tennessee. Being further conveyed to VB Properties, LLC, a Tennessee limited liability company, by deed from ITH, L.P.,

a Tennessee limited partnership, of record as Instrument No. 20181106-0110074, said Register's Office.

This conveyance is made subject to:

1. All taxes and assessments required to be paid in the year 2019 and subsequent years, which have been assumed by Grantee; and

2. Matters shown on the Plan of record in Book 57, page 147, Register's Office for Davidson County Tennessee.

This is unimproved property known as 712 and 713 Lena Street, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, its successors, and its assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and bind itself, its successors, and its assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors, and its assigns, against the lawful claims of all persons whomsoever.

{Signature page to follow}

WITNESS my hand effective as of the Effective Date.

GRANTOR:

VB PROPERTIES, LLC,
a Tennessee limited liability company

By: _____
Frank E. Neal IV, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **FRANK E. NEAL IV**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a **MEMBER** of 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 2 day of November, 2018.

_____
Notary Public

My Commission Expires: _____

WESLEY D. TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022

751982.1/020181106

True Copy Certification

I, William T. Smith, 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, Jonna L. Hall, a notary public for this county and state, William T. Smith 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: 10/14/2019

Notary's Seal



722337.1/2010969