Name and Address of New Owner:
Vine Street Partners, JV
6688 Nolensville Rd ste 108
Brentwood TN 37027
Send Tax Bills To:
Vine Street Partners, JV
6688 Nolensville Rd ste 108
Brentwood TN 37027
This Instrument Prepared By:
Bell Law Settlement Services, LLC
Bell Law Settlement Services, LLC
3102 West End Avenue
400
Nashville, TN 37203

Karen Y Johnson Davidson County
Batch# 178519 DEEDWARR
12/27/2018 03:05:30 PM 4 pgs
Fees: $23.00 Taxes: $5,624.00
20181227-0125641

Map & Parcel No: 105-02-0-25600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Construction Enterprises, Inc., a Corporation**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Vine Street Partners, JV, a Partnership,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:
>
> Land in Davidson County: Tennessee, being the northerly parts of Lots number 11 to 16, inclusive, all of Lots number 17 and 18 and a 10-foot alley lying between Lot 17 and Lots number 11 to 16, inclusive, on the plan of Alexander W. Campbell and Wife's Addition to South Nashville, as of record in Book 18. page 649, Register's office: for Davidson County, Tennessee, described partially according to a survey made by Anderson-Delk & associates, dated January 11, 1985, as follows:
>
> Beginning at a point on the northerly margin of Vine Street, said point being the most northwesterly corner of the herein described tract and lying on the easterly line of the Metropolitan Government Park Board Property, as of record in Book 5145, Page 782, said Registers Office; thence, leaving said margin of Vine Street and with the said Metropolitan Government Park Board line, North 62 degrees 34 minutes 00 seconds East a distance of 120.99 feet to a point on the right-of-way of the Seaboard Systems Railroad; thence with the said Seaboard Systems right-of-way South 48 degrees 52 minutes 25 seconds East a distance of 161.88 feet to a

point on the westerly margin of Oak Street; thence with the said Westerly margin of Oak Street, South 48 degrees 21 minutes 30 seconds West at distance of 90.58 feel to a point; thence continuing with said margin of Oak Street with a curve to the right having a radius of 15.00 feet, a distance mi 84.26 feet in a point; thence with a return curve to the right having a radius of 15.00 feet, a distance of 20.06 feet to a point on the Northerly margin of Vine Street; thence with the Northerly margin of Vine Street north 27 degrees 26 minutes 00 seconds West a distance of 157.86 feet to the point of beginning, containing 0.599, more or less, acres.

Being the same property conveyed to Construction Enterprises, Inc. by Warranty Deed from Joseph M. Knight and James R. Knight, Jr., recorded on July 06, 2007, of record in Instrument No. 20070706-0081069, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of December, 2018.

Construction Enterprises, Inc., a Corporation

By: _____
Giny Knudsen

201812270125641

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, John A Bell Jr. of the state and county mentioned, personally appeared Giny Knudsen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of Construction Enterprises, Inc., the within named bargainor, a Corporation, and that such Giny Knudsen as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as President.

Witness my hand and seal, at office in Nashville, this 11th day of December, 2018.

Notary Signature

Printed Name: John A Bell Jr.

My commission expires:

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-2-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,520,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
11th day of December, 2018.

Notary Public
My commission expires:
File No. 2018-58

201812270125641

True Copy Certification

I, Dellana Lowhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19

(SEAL)

S THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON