Karen Johnson Davidson County
Batch# 188336 DEEDWARR
01/25/2019 11:48:45 AM 3 pgs
Fees: $18.00 Taxes: $8,023.87
20190125-0007482

This Instrument Prepared By:
LARRY K. TOLBERT, ATTORNEY
425 West College Street
Murfreesboro, Tennessee 37130

ADDRESS NEW OWNER:
MAD DOG INVESTMENTS, LLC
2245 Keeneland Commercial Blvd.
Murfreesboro, TN 37127

SEND TAX BILL TO:
New Owner

MORTGAGEE:
N/A

M/P 105-07-413.00
M/P 105-07-414.00
M/P 105-07-415.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE," and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **PAUL W. SLATE (a/k/a Paul Slate) AND WIFE, TERESA J. SLATE,** hereinafter called the "GRANTORS," have bargained and sold, and by these presents, do transfer and convey unto **MAD DOG INVESTMENTS, LLC, a Tennessee limited liability company,** hereinafter called the "GRANTEE," its successors and assigns, certain tracts or parcels of land located in Davidson County, Tennessee, being described as follows, to-wit:

Map/Parcel Nos. 105-07-0413.00, 414.00, and 415.00
TRACTS OF LAND IN METROPOLITAN NASHVILLE, 9TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOTS 35-38 AS SHOWN ON A PLAT OF B.F. BROWNS PLAN OF THE RAINS SPRING PROPERTY AS RECORDED IN P.B. 57, PG. 115 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE (R.O.D.C., TN.)

BOUNDED ON THE WEST BY ALLEY #1300 SHOWN AS 20' IN WIDTH, ON THE NORTH BY LOT 39 P.B. 57, PG. 115 (R.O.D.C., TN.), ON THE EAST BY 4TH AVENUE SOUTH (NOLENSVILLE ROAD); ON THE SOUTH BY ALLEY #1298, AND LOT 34 P.B. 57, PG. 115 (R.O.D.C., TN.), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT I
PARCEL 415.00 (ALL OF LOTS 36, 37, 38)

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 413.00 THIS SURVEY, AND THE SOUTHEAST CORNER OF HEREIN DESCRIBED PROPERTY, SAID POINT IS A ½" IRON ROD SET WITH CAP STAMPED SEC, INC. HAVING A REFERENCE TIE OF N08°14'W, A DISTANCE OF 65.0' TO THE CENTERLINE INTERSECTION OF 4TH AVENUE SOUTH AND CARNEY STREET;

THENCE, WITH THE NORTHERLY LINE OF LOT 35, S60°16'30"W, A DISTANCE OF 290.93' TO A 1/2" IRON ROD SET WITH CAP STAMPED SEC, INC. MARKING THE EAST MARGIN OF A 20' ALLEY, AND BEING THE SOUTHWEST PROPERTY CORNER OF HEREIN DESCRIBED PROPERTY;

THENCE, LEAVING LOT 35, ALONG SAID ALLEY, N08°10'21"E, A DISTANCE OF 190.02' TO A 1/2" IRON ROD SET WITH CAP STAMPED SEC, INC., SAID ROD MARKS THE SOUTHWEST CORNER OF THE AL FAROOQ PROPERTY LOT 39, AND THE NORTHWEST CORNER OF HEREIN DESCRIBED PROPERTY;

THENCE, LEAVING SAID ALLEY, ALONG THE SOUTHERLY LINE OF LOT 39, N60°16'30"E, A DISTANCE OF 170.91' TO A 1/2" IRON ROD WITH CAP STAMPED SEC, INC. IN THE WESTERLY RIGHT OF WAY OF 4TH AVENUE SOUTH, AT THE BACK OF SIDE WALK;

THENCE, ALONG SAID RIGHT OF WAY, S30°59'11"E, A DISTANCE OF 150.00 TO THE **POINT OF BEGINNING,** HAVING AN AREA OF 34,648 SQUARE FEET OR 0.795 ACRES AS PER A SURVEY BY SEC-INC. DATED JANUARY 11, 2019.

BEING THE SAME PROPERTY CONVEYED TO PAUL W. SLATE AND WIFE, TERESA J. SLATE, BY WARRANTY DEED DATED APRIL 7, 1995, OF RECORD IN BOOK 9640, PAGE 627, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRACT II
PARCEL 413.00 (P/O LOT 35)

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL 415.00, AND THE NORTHWEST CORNER OF HEREIN DESCRIBED PARCEL 413.00, SAID POINT IS A ½" IRON ROD SET WITH CAP STAMPED SEC, INC. HAVING A REFERENCE TIE OF N08°14'W, A DISTANCE OF 65.0' TO THE CENTERLINE INTERSECTION OF 4TH AVENUE SOUTH AND CARNEY STREET;

THENCE, ALONG THE WEST RIGHT OF WAY OF 4TH AVENUE SOUTH, S30°59'11"E, A DISTANCE OF 50.00' TO A 1/2" IRON ROD SET WITH CAP STAMPED SEC, INC., SAID ROD MARKS THE NORTHWEST CORNER OF THE BAS, LLC. PROPERTY LOT 34 D.B. 1005, PG. 425 (R.O.D.C., TN.), AND THE SOUTHEAST CORNER OF HEREIN DESCRIBED LOT;

THENCE, LEAVING SAID RIGHT OF WAY, ALONG THE SOUTHERLY LINE OF LOT 34, S60°16'30"W, A DISTANCE OF 147.92' TO A 1/2" IRON ROD WITH CAP STAMPED SEC, INC. SAID ROD MARKS THE SOUTHEAST CORNER OF PAUL SLATE, PARCEL 414.00 THIS SURVEY W.B. 211, PG. 95 (R.O.D.C., TN.), AND THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED LOT; THENCE, N26°43'37"W, A DISTANCE OF 50.07' TO A 1/2" IRON ROD SET WITH CAP STAMPED SEC, INC., SAID ROD MARKS THE NORTHEAST CORNER OF SAID PAUL SLATE PROPERTY, AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED LOT;

THENCE, WITH THE SOUTH LINE OF PARCEL 415, N60°16'30"E, A DISTANCE OF 144.19' TO THE **POINT OF BEGINNING**, HAVING AN AREA OF 7,298 SQUARE FEET OR 0.168 ACRES AS PER A SURVEY BY SEC-INC. DATED JANUARY 11, 2019.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO PAUL SLATE BY WARRANTY DEED DATED MARCH 2, 1998, OF RECORD IN BOOK 10820, PAGE 313, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TRACT III
PARCEL 414.00 (P/O LOT 35)

COMMENCING AT THE SOUTHEAST CORNER OF PARCEL 415.00, AND THE NORTHWEST CORNER OF PARCEL 413.00, SAID POINT IS A ½" IRON ROD SET WITH CAP STAMPED SEC, INC. HAVING A REFERENCE TIE OF N08°14'W, A DISTANCE OF 65.0' TO THE CENTERLINE INTERSECTION OF 4TH AVENUE SOUTH AND CARNEY STREET;

THENCE, LEAVING WEST RIGHT OF WAY OF 4TH AVENUE SOUTH, ALONG THE NORTHERLY PROPERTY LINE OF LOT 35, S60°16'30"W, A DISTANCE OF 144.19' TO THE **POINT OF BEGINNING**, SAID POINT IS A 1/2" IRON ROD WITH CAP STAMPED SEC, INC. SAID ROD MARKS THE NORTHWEST CORNER OF PAUL SLATE PARCEL 413.00 D.B. 1199, PG. 677 (R.O.D.C., TN.), THIS SURVEY, AND THE NORTHEAST CORNER OF HEREIN DESCRIBED LOT;

THENCE, S26°43'37"E, A DISTANCE OF 50.07' TO A 1/2" IRON ROD SET WITH CAP STAMPED SEC, INC. SET IN FENCE LINE, SAID ROD MARKS THE SOUTHWEST CORNER OF THE AFORMENTIONED PAUL SLATE PROPERTY AND THE SOUTHEAST CORNER OF HEREIN DESCRIBED LOT;

THENCE, ALONG THE NORTHERLY LINE OF LOT 34, AND A FENCE, S60°16'30"W, A DISTANCE OF 108.86' TO A 1/2" IRON ROD WITH CAP STAMPED SEC, INC. SAID ROD MARKS THE NORTH MARGIN OF A 20' WIDE ALLEY #1298, SOUTHWEST CORNER OF BAS, INC., PARCEL 412.00 D.B. 1005, PG. 425 (R.O.D.C., TN.), AND A SOUTHERLY CORNER OF HEREIN DESCRIBED LOT;

THENCE, ALONG THE NORTH MARGIN OF ALLEY 1298 AND A FENCE, N83°19'45"W, A DISTANCE OF 58.55' TO A 1/2" IRON ROD WITH CAP STAMPED SEC, INC. SAID ROD MARKS THE EAST MARGIN OF A 20' WIDE ALLEY #1300, THE SOUTHWEST CORNER OF HEREIN DESCRIBED LOT;

THENCE, ALONG SAID EAST MARGIN AND A FENCE, N08°10'21"E, A DISTANCE OF 19.33' TO A 1/2" IRON ROD SET WITH CAP STAMPED SEC, INC., SAID ROD MARKS THE SOUTHEAST CORNER OF THE SLATE PROPERTY, PARCEL 415.00 THIS SURVEY, D.B. 9640, PG. 647 (R.O.D.C., TN.)

THENCE, LEAVING SAID ALLEY, ALONG THE SOUTHERLY PROPERTY LINE OF SAID PARCEL 415.00, N60°16'30"E, A DISTANCE OF 146.74' TO THE **POINT OF BEGINNING**, HAVING AN AREA OF 6,949 SQUARE FEET OR 0.160 ACRES AS PER A SURVEY BY SEC-INC. DATED JANUARY 11, 2019.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO PAUL SLATE BY WARRANTY DEED DATED MARCH 2, 1998, OF RECORD IN BOOK 10820, PAGE 313, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

The captioned property is subject to matters on plat of record in Book 57, page, 115, and to easement of record in Book 2651, page 480 (Tract I), said Register's Office.

The captioned property is subject to restrictive covenants, easements and setback lines that are applicable to the above described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as 1425 4th Avenue South (Parcel 415), and 1505 South 4th Avenue South (Parcels 413 and 414), Nashville, Tennessee 37210.

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 assigns, forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS do further covenant and bind themselves, their heirs, and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 OUR HANDS this 24th day of January, 2019.

PAUL W. SLATE

TERESA J. SLATE

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, **PAUL W. SLATE AND TERESA J. SLATE,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument (Warranty Deed) for the purposes therein contained.

WITNESS MY HAND and official seal at office on this 24th day of January, 2019.

NOTARY PUBLIC
My Commission Expires:
8/22/22

TERI W. NICHOLSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is **$2,168,614.56.**

AFFIANT

Subscribed and sworn to before me on this 24th day of January, 2019.

NOTARY PUBLIC
My Commission Expires: 8/22/22

TERI W. NICHOLSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY