Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B18-2612

Karen Johnson Davidson County
Batch# 188863 DEEDWARR
01/28/2019 10:32:22 AM 2 pgs
Fees: $13.00 Taxes: $2,849.00

20190128-0008011

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $770,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of January, ~~2019~~

Notary Public

Commission Expires: 11-3-20

JAKE RUDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 03, 2020

Address of New Owner	Send Tax Bills To:	Map & Parcel
51st Deli, LLC 5511 Centennial Blvd. Nashville, TN 37209	51st Deli, LLC 5511 Centennial Blvd. Nashville, TN 37209	091-02-0-285.00 091-02-0-286.00 091-02-0-287.00

WARRANTY DEED

FOR AND IN 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/WE,

Roger L. Hunt and and wife, Patricia A. Hunt

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

51st Deli, LLC

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:

5507 Centennial Blvd.

Beginning at a mag nail at the intersection of 56th Ave. N. and
Centennial Blvd
Thence with Centennial Blvd. S 52 39' 00" E 108.80 feet to the point of beginning;
Thence leaving said road S 38 18' 00" W 43.50 feet to a point;
Thence S 02 15' 00" E 29.40 feet to a point in the margin of a 25' alley;
Thence with alley N 88 28' 41" E 107.41 feet to a spike on the margin
of Centennial Blvd.;
Thence with margin of road S 38 15' 00" W 100.08 feet to the point of
beginning containing 3703.35 Sq. Ft. or 0.06 acres.

5509 Centennial Blvd.

Beginning at a mag nail at the intersection of 56th Ave. N. and
Centennial Blvd
Thence with Centennial Blvd. S 52 39' 00" E 69.80 feet to the point of beginning;
Thence leaving said road S 38 18' 00" W 43.50 feet to a point;
Thence S 02 15' 00" E 53.88 feet to a point in the margin of a 25' alley;
Thence with alley N 88 28' 41" E 30.05 feet to a point;
Thence leaving alley N 02 15' 00" W 29.40 feet to a point;
Thence N 38 15' 00" E 43.50 feet to a point on the margin of Centennial Blvd.;
Thence with said road N 52 39' 00"W 39.00 feet to the point of
beginning containing 2656.02 Sq. Ft. or 0.06 acres.

5511 Centennial Blvd.

Beginning at a mag nail at the intersection of 56th Ave. N. and Centennial Blvd. the northwest corner of herein described parcel;
Thence with Centennial Blvd. S 52 39' 00" E 69.80 feet to a point;
Thence leaving said road S 38 18' 00" W 43.50 feet to a point;
Thence S 02 15' 00" E 53.88 feet to a point in the margin of a 25' alley;
Thence with alley S 88 28' 41" W 27.46 feet to a mag nail on the margin of 56th Avenue North;
Thence with said road N 01 23' 38" W 131.09 feet to the point of beginning containing 4004.95 Sq. Ft. or 0.09 acres.

Being the same property conveyed to Arthur Taylor Hunt, Jr. and wife, Dorothy G. Hunt by Warranty deed from Walter Estes and wife, Sara Joyce Estes of record in Book 10434, page 715, Register's Office for Davidson County, Tennessee, dated 04/29/1997 and recorded on 04/30/1997. The said Arthur Taylor Hunt, Jr., died in 2001, leaving his wife, Dorothy G. Hunt, as the surviving tenant.
Being the same property conveyed to Roger L. Hunt and wife, Patricia A. Hunt by QuitClaim deed from Dorothy G. Hunt, unmarried of record in Instrument No. 20170110-0002944 Register's Office for Davidson County, Tennessee, dated 01/10/2017 and recorded on 01/10/2017.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5507 Centennial Boulevard, Nashville, TN 37209

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 25th day of January, 2019.

Roger L. Hunt

Patricia A. Hunt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Roger L. Hunt and Patricia A. Hunt** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 2nd day of January, 2019.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

(Notary Seal)

Notary Public
My Commission Expires: 3/31/24