Name and Address of New Owner and Send Tax Bills To:
FW Trousdale, LLC
3810 Bedford Avenue, Suite 300
Nashville, TN 37215

This Instrument Prepared By:
Misty M. Newcomb
Blueprint Title TN
4521 Trousdale Drive
Nashville, TN 37204

Karen Johnson Davidson County
Batch# 198378 DEEDWARR
02/25/2019 08:58:30 AM 4 pgs
Fees: $23.00 Taxes: $4,625.00
20190225-0016542

Map & Parcel No: 132-12-0-004

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, **STS Investments, LLC**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **FW Trousdale, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract of land in Davidson County, Tennessee, described as follows:

Being a parcel of land in Nashville, First Civil District, Thirtieth Councilmanic District, Davidson County, Tennessee, located on the westerly side of Trousdale Drive, south of the CSX Transportation Railroad, being Lot No. 5 as shown on the Plan of Grassmere, Section Seven of record in Plat Book 7900, Page 651, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the westerly right-of-way line of Trousdale Drive, said point being N 39 deg. 27' E, 920 feet more or less from the centerline of Grassmere Park, as extended;

Thence, leaving said right-of-way line with the northeasterly line of Lot No. 6 as shown on the plan of Resubdivision of Lot No. One, Grassmere, Section Seven as of record in Book 7900, Page 797, Register's Office of Davidson County, N 50 deg. 33' W, 96.01 feet to a point in the easterly right-of-way line of the CSX Transportation Railroad;

Thence, with said line N 39 deg. 47' E, 46.87 feet to a point;

Thence, continuing with said line with a curve to the right 99.15 feet to a point, said curve having a central angle of 02 deg. 01' 05", a radius of 2,814.93 feet, a tangent of 49.58 feet and a chord of N 40 deg. 14' 01" E, 99.15 feet;

Thence, leaving said line S 54 deg. 30' E, 89.56 feet to a point in the westerly right-of-way line of Trousdale Drive;

Thence, with said right-of-way line with a curve to the right 150.19 feet to a point, said curve having a central angle of 03 deg. 50' 37", a radius of 2,238.85 feet, a tangent of 75.12 feet and a chord of S 37 deg 31'49" W, 150.16 feet;

Thence continuing with said line S 39 deg. 27' W, 2/09 feet to the point of beginning.

Containing 14,000 square feet or 0.32 acre more or less.

Being the same property conveyed to STS Investments, LLC, a Tennessee limited liability company by Quit Claim Deed from Scott T. Sohr and Becky F. Sohr, dated 04/20/2015, recorded 05/04/2015, of record in Instrument No. 20150504-0040167, 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 22nd day of February, 2019.

STS Investments, LLC

By: _____

Scott Sohr, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of February, 2019, before me personally appeared Scott Sohr, President of STS Investments, LLC, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, at office, this 22nd day of February, 2019.

Notary Signature
My commission expires: 7/5/24

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

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 $1,250,000.00, 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
22nd day of February, 2019.

Notary Public
My commission expires: 7/5/24
File No. 2019-781-TN

MISTY M. NEWCOMB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

True Copy Certification

I, Steve Berneman 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, Sondra Mounger a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021