SPECIAL WARRANTY DEED

Karen Johnson Davidson County
Batch# 206067 DEEDWARRSP
03/14/2019 03:46:30 PM 3 pgs
Fees: $18.00 Taxes: $19,887.50
20190314-0023589

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 5,375,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th Day of March, 2019.

Notary Public

My Commission Expires: 5/6/19 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

Hannah A. Kolb, Esq., SoBro Law Group, PLLC, 513 3rd Ave. South, Nashville, Tennessee 37210

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBER
Tri Stone Properties, LLC	"NEW OWNER"	**093-02-3-173.00**
(NAME) **4300 S. Hampton Circle**	(NAME)	
(ADDRESS) **Boulder, Colorado 80301**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **203 2nd Ave, LLC, a Tennessee Limited Liability Company**, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto, **Tri Stone Properties, LLC, a Colorado limited liability company**, hereinafter called the "Grantee", its heirs, successors and/or assigns, land in Nashville, Davidson County, State of Tennessee, and more fully described, as follows:

Land in Davidson County, Tennessee, being a part of Lot No. 26 in the Original Town of Nashville, Tennessee, and being described as follows:

Fronting 21 feet 6 inches on the East margin of Third Avenue (formerly College Street), and being the premises known as store-house city number 212 Third Avenue (formerly North College Street), more particularly described as follows:

Beginning at a point in the Eastern margin of said Avenue, or North College Street aforesaid 81 feet 3 1/2 inches from the intersection of said Avenue or College Street with Bank Alley; thence Southwardly 21 feet 6 inches to the center of a thirteen inch wall between said store-house number 212 and adjoining store house number 210; thence Eastwardly with the center of said wall 108 feet 3 inches to a ten-foot alley; thence Northwardly with the margin of said alley, 21 feet, 6 inches; thence Westwardly 108 feet 3 inches to the beginning, being a part of Lot No. 26 in the Original Town of Nashville, Tennessee.

Being the same property conveyed to 203 2nd Avenue, LLC, a Tennessee Limited Liability Company by Warranty Deed from Bernad Gibbs, recorded on the 10th day of February, 2014 in Instrument No. 201402210-0011698, in the Register's Office of Davidson County, Tennessee.

BEING property located at: 212 3rd Avenue North, Nashville, Tennessee 37201

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and, Grantor does further covenants and binds itself and its successors and assigns, to warrant and forever defend the

title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise. 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.

IN WITNESS WHEREOF, the undersigned has executed this instrument, this 13th Day of March, 2019.

203 2nd Ave, LLC

By: _____

William Soileau, Member

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Soileau, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon his oath, acknowledged himself to be a Member of 203 2nd Ave, LLC, a Tennessee limited liability company, the within named bargainor, and that he, as the said Member, being authorized to do so, executed the within instrument for the purposes therein contained by signing the name of the said limited liability company, by himself, as Member.

Witness my hand and official seal at Nashville, Tennessee, this 13th Day of March, 2019.

_____
Notary Public

My commission expires: 5/5/2020

HANNAH A KOLB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2020

Record and return to:

Commerce Title & Escrow, LLC
513 3rd Ave S.
Nashville, TN 37210
File: HK-18-212-Stonebox

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Amanda Vaughn, do hereby make oath that I am 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.

Amanda Vaughn

Amanda Vaughn

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Adam G. LaFevor, a notary public for the above referenced county and state, Amanda Vaughn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Adam G. LaFevor
MY COMMISSION EXPIRES: 5/5/2020
NOTARY'S SEAL

