(3)

Karen Johnson Davidson County
Batch# 208803 DEEDWARRSP
03/22/2019 03:56:02 PM 6 pgs
Fees: $33.00 Taxes: $31,652.39
20190322-0026416

This Instrument Prepared By:

Baker Donelson Bearman Caldwell & Berkowitz, P.C.
211 Commerce, Suite 800
Nashville, TN 37201
Attn: John A. Gupton III

Special Warranty Deed

Address New Owner as Follows:	Send Tax Bills To
17th & Grand, LLC 54 Music Square East, Suite 250 Nashville, TN 37203	SAME
Map & Parcel No.: 104-04-0128.00 (As to Parcel I) 104-04-0-125.00 (As to Parcel II and Parcel III) 104-04-0-124.00 (As to Parcel IV)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, **H. Ray Ragsdale** ("Grantor"), has bargained and sold and does hereby transfer and convey unto **17th & Grand, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all of my right, title and interest in and to a certain tract or parcel of land described in Exhibit A, attached hereto and made a part hereof (the "Property").

This is improved property located at 1701 Grand Avenue, 1707 Grand Avenue and 1007 17th Avenue South, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with Grantee that he is lawfully seized and possessed of the Property in fee simple and that it has good right to sell and convey the same.

AND Grantor does further covenant and himself, his heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise, subject however to the matters set forth on Exhibit B.

4835-0875-1499
2825018-000010

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 21st day of March, 2019.

H. Ray Ragsdale

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **H. Ray Ragsdale**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office, on this the 15th day of March, 2019.

Notary Public

My Commission Expires:

IVA J. BINKLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 3, 2021

4835-0875-1499
2825018-000010

STATE OF Oklahoma)

COUNTY OF Oklahoma)

The actual consideration or value, whichever is greater, for this transfer is $8,554,700.00.

AFFIANT

Subscribed and sworn to before me this 15 day of March, 2019.

NOTARY PUBLIC

MEGAN HULSHIZER NOTARY # 18003837 EXP. 04/16/22 PUBLIC STATE OF OKLAHOMA

My Commission Expires: 4/16/22

4835-0875-1499
2825018-000010

Exhibit A

Legal Description

Parcel I:

Land in Davidson County, Tennessee, being Lot Nos. 9 and 10, on the Map of M. R. Shield's plan of a subdivision of Lot No. 4 of O. B. Hayes Tract, as of record in Plat Book 57, Page 60, Register's Office for Davidson County, Tennessee.

Beginning at an existing iron rod in the West margin of Seventeenth Avenue South; said point being the Southeast corner of the herein described tract; thence, leaving said right-of-way and running along the North margin of a 10 foot unnamed alley, North 81 degrees, 32 minutes 33 seconds West, 81.54 feet to an existing iron rod, said point being the Southeast corner of the H. R. Ragsdale property as of record in deed book 4669, Page 859, Register's Office for Davidson County, Tennessee, and also being the Southwest corner of the herein described tract; thence, leaving said alley margin, North 10 degrees 03 minutes 52 seconds East, 150.12 feet to an existing iron rod in the South margin of Grand Avenue, said point being the Northwest corner on the herein described tract; thence, with said margin, South 81 degrees 32 minutes 33 seconds East, 81.54 feet to a point in the sidewalk, said point being the Southwest intersection of Grand Avenue and Seventeenth Avenue South, and also being the Northeast corner of the herein described tract; thence, with the margin of Seventeenth Avenue South, 10 degrees 03 minutes 52 seconds West, 150.12 feet to the point of beginning, containing 0.28 acres, more or less.

Parcel I, being the same property conveyed to H. Ray Ragsdale by deed from Audio Services, Inc. of record in Instrument No. 200707230086897, Register's Office for Davidson County, Tennessee.

Parcel II:

Land in Davidson County, Tennessee, being the west 40 feet of Lot 7, on the Map of M. R. Shields' Subdivision of record in Book 57, Page 60, Register's Office for said County.

Said part of said lot fronts 40 feet on the southerly side of Grand Avenue and runs back between parallel lines, along the easterly margin of a 12-foot alley, 150 feet to another alley in the rear, excluding however, from the southwest corner of said lot a very small triangular strip taken for the entrance to a 10-foot alley lying along the south of the lot where the same runs into a 12-foot alley lying along the west line of the lot.

Parcel II, being the same property conveyed to H. Ray Ragsdale by deed from Jean Bass Crawford of record in Book 4669, page 859, Register's Office for Davidson County, Tennessee.

Parcel III: (combined with Parcel II above)

Land in Davidson County, Tennessee, in the 10th Ward of the City of Nashville, and being Lot No. 8, and the easterly one foot of Lot No. 7, in the Shields Subdivision of Lot No. 4 in O.E. Hayes Tract, a plan of which is of record in Book 57, Page 60, Register's Office for said County. Said Lot No. 8 and part of Lot No. 7 fronts together 41 feet on the southerly side of Central or Grand Avenue and extending back and between parallel lines 150 feet to an alley.

Parcel III, being the same property conveyed to H. Ray Ragsdale by deed from Scarritt College for Christian Workers, of record in Book 4968, Page 162, Register's Office for Davidson County, Tennessee.

Parcel IV:

Land in Davidson County, Tennessee, being Lot No. 11, on the Plan of M. R. Shields Subdivision of Lot No. 4, O. B. Hayes Large Lots, as of record in Book 57, Page 60, Register's Office for said County, described as follows:

Beginning on the westerly margin of 17th Avenue South at the corner of Lots 11 and 12; thence with the line between said two lots, westwardly 164 feet 4 inches to the easterly margin of an alley, thence with said alley, northwardly 40 feet 6 inches a turn in said alley; thence northeastwardly 7 feet to the southerly margin of another alley; thence with the last mentioned alley, eastwardly 158 feet 4 inches to the westerly margin of 17th Avenue South; thence with the same, southwardly 45 feet 6 inches to the BEGINNING.

Parcel IV, being the same property conveyed to H. Ray Ragsdale by deed from Kent Harrell, Trustee of the Marijohn Wilkin Charitable Remainder Annuity Trust dated March 28, 1996, of record in Book 10020, page 466, Register's Office for Davidson County, Tennessee.

Exhibit B

Encumbrances

1. Taxes for the year 2019 and subsequent years, a lien, but not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 57, Page 60, Register's Office for Davidson County, Tennessee.

3. Easement retained, covenants, conditions, restrictions and other matters set out in Metro Ordinance No. BL 2008-128, relating to the abandonment of right-of-way for Alley No. 437, Davidson County, Tennessee.