BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 219905 DEEDWARR
04/22/2019 08:31:07 AM 2 pgs
Fees: $13.00 Taxes: $3,607.50
20190422-0036072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $975,000.00

Kathy Snider
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17 DAY OF April, 2019

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN. My Commission Expires August 30, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
916 Main Street EN, LLC	New Owner	
(NAME)	(NAME)	
3841 Green Hills Village Drive, Suite 400		082-12-315.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **FRANK LOUIS RESHA, JR., MARRIED, ONE-HALF (1/2) OF INTEREST AND BETTY JO RESHA, UNMARRIED AS TO A ONE-HALF (1/2) INTEREST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **916 MAIN STREET EN, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

Being a tract of land lying in Nashville, Davidson County, Tennessee also being part of Lot 4 and part of Lot 5 on the Plan of R.W. Brown's Addition to Edgefield of record in Book 21, Page 69 in the Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing nail on the southerly right-of-way line of Main Street, 40 feet from the centerline, said point being on the dividing line between Lots 3 and 4 on said R.W. Brown's Addition; Thence with the southerly right-of-way line of Main Street, North 65 deg 00 min 02 sec East, 52.80 feet to a nail set at a corner common with the property conveyed to Shville Dunn, LLC of record in Instrument Number 20180713-0068251; Thence leaving the southerly right-of-way line of Main Street with the westerly line of said Shville Dunn, South 41 deg 54 min 09 sec East, 121.05 feet to an existing iron rod with "H and H" cap on the northerly line of the property conveyed to 8 McFerrin Partners, LLC of record in Instrument No. 20160126-0007260; Thence with the northerly line of said 8 McFerrin Partners, South 50 deg 23 min 14 sec West, 42.81 feet to a nail set; Thence with the westerly line of 8 McFerrin Partners, South 30 deg 49 min 32 sec East, 33.55 feet to a nail set on the northerly right-of-way line of Alley Number 258, 16 feet in width; Thence with the northerly right-of-way line of Alley Number 258, South 65 deg 00 min 02 sec West, 49.92 feet to an existing axel at a corner common with Lot 3 on said R.W. Brown's Addition;

Thence leaving the northerly right-of-way line of Alley Number 258 with the easterly line of Lot 3, North 25 deg 01 min 18 sec West, 160.00 feet to the point of beginning; containing 10,487 square feet or 0.241 acres more or less;

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 30(
NASHVILLE, TN 37215

Being part of the same property conveyed by Quitclaim Deed from Betty Jo Resha to Frank Louis Resha, Jr., one-half (½) of all right, title and interest, as recorded on the 16th day of July, 2014 in Instrument No. 20140716-0062881 and Installment Deed recorded on the 6th day of January, 1984 in Deed Book 6209, Page 86, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 916 Main St., Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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 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 my hand this 17th day of April, 2019

Betty Jo Resha

BETTY JO RESHA

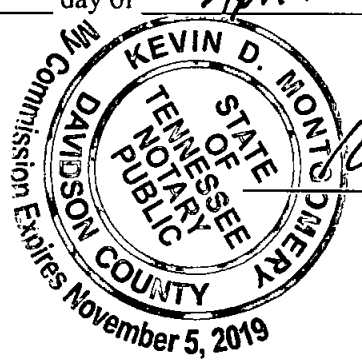
Frank L. Resha Jr.

FRANK LOUIS RESHA, JR.

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 Betty Jo Resha and Frank Louis Resha, Jr., the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of April, 2019.



Commission expires:

Notary Public