This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-3929

Karen Johnson Davidson County
Batch# 221978 **DEEDWARR**
04/25/2019 10:23:06 AM 2 pgs
Fees: $13.00 Taxes: $1,887.00

20190425-0038123

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $510,000.00

Affiant

Subscribed and sworn to before me, this the 22nd day of April, 2019

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
GOO Revocable Living Trust, dated April 19, 2019 1233 2nd Ave. S. Nashville, TN 37210	new owner	105-03-0-258

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Metropolitan Construction, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Joshua Nicholson, Trustee of the GOO Revocable Living Trust, dated April 19, 2019,**hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 26 in John Nelson's Addition to Nashville, Tennessee, a plan of which is recorded in Book 2, page 182, Register's Office for Davidson County, Tennessee, further described as follows:

Lying on the West side of South Market Street, now 2nd Ave. South beginning at a point in the Western margin of said street 232 feet North of the Southeast corner of Lot No. 27, extending thence Northwardly along the Western margin of said street 35 feet; thence at right angles Westwardly 137 feet, more or less, to the Eastern margin of an alley; thence along the Eastern margin of said alley, Southwardly 35 feet; thence Eastwardly 137 feet, more or less, to the beginning.

Being the same property conveyed to Metropolitan Construction, LLC, a Tennessee limited liability company by Warranty Deed from American Automotive Group Corporation, a Tennessee corporation, and Scott Coleman Edwards and James Thomas Edwards, Jr. and Alan Andrew Edwards, March 13, 2018, recorded March 14, 2018, of record in Instrument No. 20180314-0024078, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1233 2nd Avenue South, Nashville, TN 37210.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 22nd day of April, 2019.

GRANTOR:

Metropolitan Construction, LLC,
a Tennessee Limited Liability Company

By: _____
Soheil Rahimi, Sole Memeber

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Soheil Rahimi, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Sole Memeber of Metropolitan Construction, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of April, 2019.

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public
My Commission expires: 9-24-22