WARRANTY DEED

Karen Johnson Davidson County
Batch# 224529 DEEDWARR
05/01/2019 01:50:30 PM 4 pgs
Fees: $23.00 Taxes: $9,712.50
20190501-0040421

File No. TE0004761

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,625,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of April, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/3/23
(AFFIX SEAL)

LESLIE GARSIDE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
L & L Nashville, LLC	Same as New Owner	93-11-161.00
(NAME)	(NAME)	
3225 McLeod Dr., Ste. 100		93-11-160.00
(ADDRESS)	(ADDRESS)	
Las Vegas, NV 89121		93-11-159.00
(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, I, **John S. Roberts, Trustee of the Larry Roberts Real Estate Trust and Larry L. Roberts, sole beneficiary of the Larry Roberts Real Estate Trust,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **L & L Nashville, LLC, a Delaware limited liability company,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, being more particularly described as follows:

TRACT I:

Beginning at a point on the west side of Market Street (now Second Avenue South), 83.5 feet north of Elm Street; thence westwardly and parallel with north margin of said Elm Street, 135 feet to the east margin of an alley; thence northwardly with margin of said alley, 50 feet to a point; thence eastwardly 135 feet to a point in the west margin of Market Street (now Second Avenue, So.); thence 50 feet with said west margin to the point of beginning.

Tract I being the same property conveyed to John S. Roberts, Trustee, by Warranty Deed, from Larry L. Roberts, a single man, of record in Instrument No. 20160317-0025479, in the Register's Office of Davidson County, Tennessee, dated March 18, 2016 and recorded on March 17, 2016.

TRACT NO. II:

Land in Davidson County, Tennessee, being part of Lot No. 3 in Campbell's Addition to South Nashville, a plan of which is of record in Book U, page 682, Register's Office for said County.

Beginning at a point in the west margin of 2nd Avenue, South, formerly Market Street, as widened; at the southeast corner of part of Lot No. 3 conveyed to Laura Compton, by deed from American National Bank of Nashville, as of record in Book 1323, page 166, Register's Office; thence westerly along Compton's southerly line, 132.5 feet to the easterly margin of an alley; thence southerly with said alley, 35 feet; thence in an easterly direction 132.5 feet to the westerly margin of 2nd Avenue South, as widened; thence with said Avenue, northerly 35 feet to the point of beginning.

TRACT NO. III:

Land in Davidson County Tennessee, being part of Lot No. 3 on the Map of William Campbell's Plan of South Nashville, of record in Book U, pages 682 and 683, Register's Office for said County and described as follows:

Beginning at a point in the west margin of Second Avenue, South at the northeast corner of the property conveyed to Thomas W. Wilson and wife, by deed of record in Book 1278, page 8, said Register's Office; thence along Wilson's north line westerly 143.5, more or less, to the east margin of an alley; thence with the margin of same northerly 45 feet, more or less, to the southwest corner of the property of Laura Robinson; thence along Robinson's south line, easterly 143.5 feet, more or less, to the west margin of Second Avenue, south; thence with the margin of the same southerly 45 feet to the point of beginning.

Tracts II and III being the same property conveyed to John S. Roberts, Trustee, by Quitclaim Deed, from Larry L. Roberts, a single man, of record in Instrument No. 20160317-0025479, in the Register's Office of Davidson County, Tennessee, dated March 18, 2016 and recorded on March 17, 2016.

Larry L. Roberts joins in this conveyance as sole beneficiary of the Larry Roberts Real Estate Trust to convey any interest he has in the subject property and to certify that there are no other beneficiaries to the Trust acting as Grantor herein.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2019, which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 623, 625 & 627 2nd Ave South, Nashville, TN 37210

(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 23rd day of April, 2019.

The Larry Roberts Real Estate Trust

By: John S. Roberts, Trustee

By: Larry L. Roberts, sole Beneficiary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared John S. Roberts, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be Trustee of The Larry Roberts Real Estate Trust, the within named bargainor, and that he/she as such Trustee, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as Trustee.

Witness my hand this 23rd day of April, 2019.

Notary Public

My commission expires:



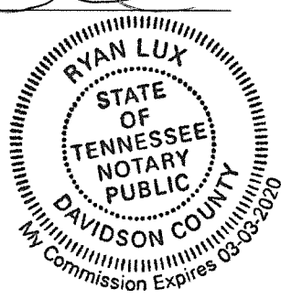
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Larry L. Roberts, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be sole beneficiary of The Larry Roberts Real Estate Trust, the within named bargainor, and that he/she as such sole beneficiary, executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as sole beneficiary.

Witness my hand this 23rd day of April, 2019.

Notary Public

My commission expires:



RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

