Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV19-0203

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000.00

M-T-Najmi
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 24th day of April, 2019

Kim Gillespie
Notary Public

Commission Expires: 9.22.20

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
805 NW Broad, LLC 5019 Mount View Place Brentwood, TN 37027	NewOwner	026-05-0-038

Karen Johnson Davidson County
Batch# 225413 DEEDWARR
05/03/2019 09:27:03 AM 2 pgs
Fees: $13.00 Taxes: $2,090.50

20190503-0041427

WARRANTY DEED

FOR AND IN 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/WE,

TGP, LLC, a Limited Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

805 NW Broad, LLC

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:

Land in Davidson County, Tennessee, being Lots 6, 7 and 8 of Block "A", Roscoe lace Subdivision, of record in Book 843, page 72, Register's Office for Davidson County, Tennessee, as follows:

Beginning at a point in the east margin of State Highway No 11 and the Southern margin of Roscoe Street, in the town of Goodlettsville, Tennessee; thence North 86 degrees East 188 feet to a point; thence South 33 degrees 28 minutes East 150 feet to a point; thence South 86 degrees West 188 feet to a point in the east margin of said State Highway; thence with the east margin of said Highway and along a curve with a radius of 29-5 feet or a chord of North 3 degrees 15 minutes west 103 degrees 7 minutes to the point of tangent of said curve; thence North 4 degrees 46.3 feet to the point of beginning.

Being the same property conveyed to TGP, LLC by Deed from Auto Hoss, LLC of record in Instrument No. 20150807-0078996 Register's Office for Davidson County, Tennessee, dated August 7, 2015 and recorded on August 7, 2015. (Value of consideration shown in aforementioned deed $650,000.00.) Being also known as 404 Dickerson Pike Goodlettsville, Tennessee 37072.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 404 Dickerson Pike, Goodlettsville, TN 37072

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 24th day of April, 2019.

TGP, LLC, a Limited Liability Company

By: _____
Renee' M. Berry, Member

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Renee' M. Berry** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Member of **TGP, LLC**, a limited liability company, and that she is authorized by **TGP, LLC** to execute this instrument on its behalf as such Member.

Witness my hand and official seal at Hendersonville, Tennessee this 24th day of April, 2019.

_____
Notary Public
My Commission Expires: 9-22-20

(Notary Seal)

