Karen Johnson Davidson County
Batch# 234191 DEEDWARR
05/23/2019 01:35:11 PM 2 pgs
Fees: $13.00 Taxes: $11,840.00
20190523-0049058

THIS INSTRUMENT BY: WILLIAM TIMOTHY HILL 201 4th AVENUE NORTH, SUITE 1800 NASHVILLE, TENNESSEE 37219 (615) 256-1577	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,200,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF May, 2019. Notary Public MY COMMISSION EXPIRES: 2/20/22 (AFFIX SEAL)

AL FRAZIER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL #:
Pizzuti 4th Avenue South LLC 629 North High Street Suite 500 Columbus, OH 43215-2929	Pizzuti 4th Avenue South LLC 629 North High Street Suite 500 Columbus, OH 43215-2929	Map 93-10, Parcels 353-354

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **SOBRO PROPERTIES, LLC, a Tennessee Limited Liability Company** hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **PIZZUTI 4th AVENUE SOUTH LLC, an Ohio Limited Liability Company**, hereinafter called the Grantee, its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract 1:
Land in the 13th Ward of the City of Nashville, Davidson County, Tennessee, as follows:

Beginning on Fourth Ave South, formerly Cherry Street, at a point 40 feet from the corner of a lot owned by David Hughes, being the south east corner of a lot conveyed to J.W. Early by deed of record in Book No. 45, page 299, in the Office of the Register for said County; thence running at right angles and with the south line of the Early alley, southwardly 40 feet; thence at right angles 180 feet, more or less, eastwardly to Cherry Street; thence northwardly 40 feet, more or less, to the beginning.

Tract 2:
Land in Davidson County, Tennessee, being part of an unnumbered tract shown on the Plan of the Subdivision of the Stull property in South Nashville, not of record, and described as follows:

Beginning at the northwest intersection of 4th Avenue South and Highland Avenues; thence with the margin of 4th Avenue South, northerly 40 feet to the southeast corner of the property conveyed to Morris Wiener, by deed of record in Book 638, page 113, Register's Office, Davidson County, Tennessee; thence along Wiener's southerly line, westerly 165 feet, more or less, to the easterly margin of an alley; thence with the margin of same; southerly 31 1/2 feet to the north margin of Highland Avenue; thence with the margin of same easterly 165 feet, more or less, to the beginning.

Being the same property conveyed to Sobro Properties, LLC, by warranty deed at record in Instrument No. 20060519-0059340, Register's Office of Davidson County, Tennessee

This is improved property commonly known as 531-533 4th Avenue South, Nashville, Tennessee 37203.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorates and assumed by the Grantee(s); 2) All restrictions of records; 3) all easements of record; 4) all visible easements; 5) All matters appearing on the plan of record; and 6) All applicable government and zoning regulations.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its heirs and assigns, forever; and we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same in 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 Grantee, its 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.

WITNESS our hand this 22nd day of May, 2019

SOBRO PROPERTIES, LLC

By: _____
Burt Stein, Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Burt Stein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Manager (or other officer authorized to execute the instrument) of Sobro Properties, LLC, the within named bargainor, a Tennessee Limited Liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the company as Manager (or other authorized officer).

Witness my hand, at office, this 22nd day of May, 2019.

_____
Notary Public

WILLIAM TIMOTHY HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2020

My Commission Expires:

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