Karen Johnson Davidson County
Batch# 242660 DEEDWARR
06/13/2019 08:52:30 AM 4 pgs
Fees: $23.00 Taxes: $5,180.00
20190613-0056682

#34853

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34853-06-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,400,000.00. Affiant Subscribed and sworn to before me this 7th day of June, 2019. Notary Public My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

WARRANTY DEED

Address New Owner: WCO Elm Hill Flats, LLC 643 Spence Lane Nashville, TN 37217	**Send Tax Bills To:** WCO Elm Hill Flats, LLC 643 Spence Lane Nashville, TN 37217	**Tax Information:** Map and Parcel No.: 106 01 0 168 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Phoenix Investment Group, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **WCO Elm Hill Flats, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 432 Murfreesboro Pike, Nashville, TN 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 7th day of June, 2019.

Phoenix Investment Group, LLC, a Tennessee limited liability company

BY:_____
Thomas Brett, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Thomas Brett, the bargainor, 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 and who further acknowledged that he is the Member of Phoenix Investment Group, LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 7th day of June, 2019.

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

_____ Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of the Quick Fuel Property as of record in Instrument No. 20190603-0052681, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Phoenix Investment Group, LLC, a Tennessee limited liability company by deed dated June 7th, 2019 from James A. Lewis and wife, Hilda M. Lewis and Bradford Jason Lewis, Successor Trustee of the Bradford Jason Lewis 2011 Property Trust under agreement dated January 1, 2011 of record in Instrument No. 20190612-0056386 Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 106 01 0 168 00.
2. All matters appearing on the Plan of record as Instrument No. 20190603-0052681, Register's Office for Davidson County, Tennessee.
3. Easement for utility line of record in Book 11432, page 546, Register's Office for Davidson County, Tennessee.
4. Subject to 16 foot closed alley No. 2070, which was closed by Metro Council Ordinance No. 098-1402, with easements retained by Metropolitan Government for Nashville, Davidson County, Tennessee.
5. Title to that portion of subject property embraced within the bounds of Murfreesboro Pike and Elm Hill Pike.
6. Terms and conditions of that certain Lease Agreement by and between James A. Lewis, as Lessor, and Quick Fuel, Inc. as Lessee, a memorandum of which appears of record in Book 11239, page 524, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 7900, page 612, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, GEORGE E. MUDTER JR., 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 7, 2019
Notary Seal:

