WARRANTY DEED

Karen Johnson Davidson County
Batch# 245784 **DEEDWARR**
06/19/2019 03:44:59 PM 5 pgs
Fees: $28.00 Taxes: $2,590.00

20190619-0059200

G-BR-19-1707

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JUNE, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/3/22

(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC

2012 21st Avenue South

Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
901 Buchanan Partners, LLC	**Same as Owner**	
(NAME)	(NAME)	**081-12-0-031.00** **081-12-0-030.00** **081-12-0-029.00** **081-12-0-028.00**
2002 Richard Jones Road, Ste 200-C		
(AD081-DRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **VENTURE PROPERTIES** and **CHAN MCCULLOUGH, TRUSTEE AND NANCY RYANS, CO-TRUSTEE OF THE TALTON WILLIAMS 1997 MARITAL TRUST,** hereinafter called the "**Grantors**", have bargained and sold, and by these presents do transfer and convey unto **901 BUCHANAN PARTNERS, LLC,** hereinafter called the "**Grantee**", its successors and assigns, that certain tract or parcel of land in

DAVIDSON COUNTY, STATE OF TENNESSEE, described on Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

This conveyance is subject to:

- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 23, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 113, Register's Office for Davidson County, Tennessee.
- Deed to the State of Tennessee of record in Book 4224, Page 327, in the Register's Office for Davidson County, Tennessee. (Tract 2)
- Deed to the State of Tennessee of record in Book 4180, Page 921, in the Register's Office for Davidson County, Tennessee. (Tract 1)

This is **improved** property known as: **1707, 1709, and 1711 9th Ave N. & 901 Buchanan St., Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and GRANTORS do covenant with the said GRANTEES that GRANTORS 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 GRANTORS does further covenant and bind itself, our heirs, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

[signatures on the following page]

Witness my/our hand(s) this the 14th DAY OF JUNE, 2019.

Venture Properties

BY: _____

Chan McCullough, Managing Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHAN MCCULLOUGH, MANAGING PARTNER of VENTURE PROPERTIES, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 14th of June, 2019.

_____

Notary Public

My Commission Expires: 1/3/22

(SEAL)

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Talton Williams 1997 Marital Trust

BY: _____

Chan McCullough, Trustee

BY: _____

Nancy Ryans, Co-Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chan McCullough, Trustee and Nancy Ryans, Co-Trustee of the Talton Williams 1997 Marital Trust to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be theri free act and deed.

Witness my hand and official seal, this the 14th day of June, 2019.

_____

Notary Public

My Commission Expires: 1/3/22

(SEAL)

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:

Rudy Title and Escrow, LLC

2012 21st Avenue South

Nashville, TN 37212

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Land in Davidson County, Tennessee, Being Lot Nos. 206-208 on the Map of the Town of McGavock, of record in Book 21, Page 23 being more particularly described as follows:

Tract 1:

Map 81-12 Parcel 28.00

BEING A TRACT OF LAND IN THE 21ST DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY PART OF LOT 208 ON MCGAVOCK'S AND WETMORE'S FIRST ADDITION TO NASHVILLE, TENNESSEE, OF RECORD IN PLAT BOOK 21, PAGE 23, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERN MARGIN OF BUCHANAN STREET;

THENCE N 85°34'41" E 7.29'TO AN IRON PIN SET;

THENCE WITH A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 38.27', A RADIUS OF 541.96', A CHORD BEARING N 87°35'17" E 38.26' TO AN IRON PIN SET;

THENCE S 02°13'56" W 143.23' TO AN IRON PIN SET;

THENCE S 84°50'11" W 41.88' TO AN IRON PIN SET;

THENCE N 00°42'38" E 144.73' TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 6277.44 SQUARE FEET OR 0.14 ACRES MORE OR LESS

Tract 2:

Map 81-12 Parcel 29.00

BEING A TRACT OF LAND IN THE 21ST DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING A PART OF LOT 207 ON MCGAVOCK'S AND WETMORE'S FIRST ADDITION TO NASHVILLE, TENNESSEE, OF RECORD IN PLAT BOOK 21, PAGE 23, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING THE MOST NORTHWESTERLY PART OF THREE LOTS ON THE PLAN OF THE SUBDIVISION OF LOT NOS. 206 AND 207 OF RECORD IN BOOK 421, PAGE 113, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, LESS THAT PORTION CONVEYED TO THE STATE OF TENNESSEE BY DEED OF RECORD IN BOOK 4224, PAGE 327, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE SOUTHERLY MARGIN OF BUCHANAN STREET;

THENCE WITH A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 25.10', A RADIUS OF 541.96', A CHORD BEARING S 89°03'45" E 25.10' AN IRON PIN SET;

THENCE S 71°56'10" E 39.27'TO AN IRON PIN SET;

THENCE S 16°12'11" W 166.15'TO AN IRON PIN SET;

THENCE N 63°19'43" W 25.00'TO AN IRON PIN SET;

THENCE N 02°13'56" E 17.81'TO AN IRON PIN SET;

THENCE N 02°13'56" E 143.23'TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 7252.47 SQUARE FEET OR 0.17 ACRES MORE OR LESS

Tract 3:

Map 81-12 Parcel 30.00

BEING A TRACT OF LAND IN THE 21ST DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING A PART OF LOTS 206 AND 207 ON MCGAVOCK'S AND WETMORE'S FIRST ADDITION TO NASHVILLE,

TENNESSEE, OF RECORD IN PLAT BOOK 21, PAGE 23, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING THE MIDDLE LOT OF THE THREE LOTS ON THE PLAN OF THE SUBDIVISION OF LOT NOS. 206 AND 207 OF RECORD IN BOOK 421, PAGE 113, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN SET IN THE SOUTHERLY MARGIN OF 9TH AVENUE NORTH;

THENCE S 71°42'09" E 27.25' TO AN IRON PIN SET;

THENCE S 47°23'14" E 55.16' TO AN IRON PIN SET;

THENCE S 40°07'35" W 73.00' TO AN IRON PIN SET;

THENCE S 33°34'08" W 81.80' TO AN IRON PIN SET;

THENCE N 63°19'43" W 23.00' TO AN IRON PIN SET;

THENCE N 16°12'11" E 166.15' TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 8085.38 SQUARE FEET OR 0.19 ACRES MORE OR LESS

Tract 1, Tract 2 and Tract 3 Being the same property conveyed to Williams & Williams, a Tennessee general partnership and Talton Williams and wife, Araminta Williams, as individuals by Quitclaim deed from Talton Williams 1997 Marital Trust of record in Instrument No. 20080626-0065949 Register's Office for Davidson County, Tennessee, dated June 17, 2008 and recorded on June 26, 2008.

Tract 4:

Map 81-12 Parcel 31.00

BEING A TRACT OF LAND IN THE 21ST DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING A PART OF LOTS 206 AND 207 ON MCGAVOCK'S AND WETMORE'S FIRST ADDITION TO NASHVILLE, TENNESSEE, OF RECORD IN PLAT BOOK 21, PAGE 23, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING THE MOST SOUTHERLY OF THE THREE LOTS ON THE PLAN OF THE SUBDIVISION OF LOT NOS. 206 AND 207 OF RECORD IN BOOK 421, PAGE 113, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT AN IRON PIN SET IN THE SOUTHERLY MARGIN OF 9TH AVENUE NORTH;

THENCE S 47°23'14" E 45.50' TO AN IRON PIN SET;

THENCE S 42°40'57" W 150.00' TO AN IRON PIN SET;

THENCE N 54°36'54" W 29.53' TO AN IRON PIN SET;

THENCE N 33°34'08" E 81.80' TO AN IRON PIN SET;

THENCE N 40°07'35" E 73.00' TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 6034.56 SQUARE FEET OR 0.14 ACRES MORE OR LESS

Tract 4 Being the same property conveyed to Venture Properties, a Tennessee General Partnership by Quitclaim deed from Aline Swain, Substitute Trustee for the William C. McCullough Family Trust of record in Book 9460, page 941, Register's Office for Davidson County, Tennessee, dated August 31, 1994 and recorded on September 9, 1994.