DAVIS GENERATOR SERVICES, INC.
a Tennessee Corporation

TO: *WARRANTY DEED*

DOUGLAS VILLAGE LLC
a Tennessee limited liability company

Karen Johnson Davidson County
Batch# 247164 DEEDWARR
06/24/2019 08:52:30 AM 7 pgs
Fees: $38.00 Taxes: $3,996.00
20190624-0060480

THIS WARRANTY DEED OF REALTY, executed as of the 21st day of June, 2019, by Grantor, **DAVIS GENERATOR SERVICES, INC., a Tennessee Corporation, a/k/a Davis Generator Service, Inc., a Tennessee Corporation,** to Grantee, **DOUGLAS VILLAGE LLC, a Tennessee limited liability company,**

WITNESSETH:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, to have and to hold to it, and to its successors and assigns forever in fee simple, certain commercial realty situated in Davidson County, Tennessee, and bounded and described as follows:

Tract No. 1:

Land in Davidson County, State of Tennessee described as follows:

Being part of Lot No. 22, on the Plan of Thornby Place, of record in Book 332, page 3, Register's Office for said County, as follows:

Said Lot No. 22 fronts on the southerly side of Mile End Avenue and runs back 131 feet on the easterly line and 130 feet on the westerly line to an alley in the rear measuring 50 feet thereon. (This legal description is the same as set forth in the previous deed but due to expansion of Douglas Avenue these measurements have slightly altered.)

Tract 2:

Land in Davidson County, Tennessee, being part of Lot No. 21 on the Map of Thornby Place, due to the expansion of Douglas Avenue, as of record in Book 332, page 3, Register's Office for said County.

Said Lot No. 21 fronts 50 feet on the southerly side of Mile End Avenue and runs back between lines, 132 feet on the east line, and 131 feet on the west line, to an alley on which it measures 50 feet. (This legal description is the same as set forth in the previous deed but due to expansion of Douglas Avenue these measurements have slightly altered.)

Tracts 3 & 4:
Land in Davidson County, Tennessee, being lots Nos. 31 of Map Parcel 71-16-311 and 32 of Map Parcel 71-16-310 on the Map of Thornby Place, as of record in Book 332, page 3, Register's Office for said County.
Said Lots Nos. 31 and 32 front together 100 feet on the northerly side of Dayton (now McKenzie) Avenue and extends back between parallel lines 135 feet to an alley. (This legal description is the same as set forth in the previous deed.)

Included in the above description, but EXPRESSLY EXCLUDED therefrom is that portion of the premises vesting in State of Tennessee, for use and benefit of the Department of Highways, by final consent judgment of the Circuit Court of Davidson County, Tennessee, of record in Book 4084, page 177, Register's Office for Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being parts of Lots Nos. 31 and 32 on the Map of Thornby Place, of record in Book 332, page 3, Register's Office for Davidson County, Tennessee.

Beginning at a point in the southeasterly corner of the property of Leech and being on the northerly margin of McKenzie Avenue, running westerly 95 feet, plus or minus along the northerly margin of McKenzie Avenue to a point, running thence easterly 90 feet, plus or minus to a point; thence running northeasterly 110 feet plus or minus to a point; thence running northwesterly 17 feet plus or minus to a point on Leech's northerly property line; thence running easterly 15 feet plus or minus along Leech's northerly property line to a point on Leech's easterly property line; thence running southerly 135 feet along Leech's easterly property line back to the point of beginning, containing 910 square feet, more or less. (This legal description is the same as set forth in the previous deed.)

This conveyance is made subject to lack of direct access to controlled access highway from the premises, such rights of access having been granted to the State of Tennessee, by final consent judgment, of record in Book 4084, page 177; also

subject to Slope Easement granted by decree of the Circuit Court, of record in Book 4084, page 177, Register's Office for Davidson County, Tennessee.

Tract No. 5:

Land in Davidson County, State of Tennessee described as follows:

Being Lot No. 30 on the plan of Thornby Place, of record in Book 332, page 3, Register's Office for said County, as follows:

Said Lot No. 30 fronts 50 feet on the north side of West McKenzie Avenue, formerly Dayton Avenue and runs back between parallel lines 135 feet to an alley. (This legal description is the same as set forth in the previous deed.)

Tract No. 6:

Land in Davidson County, Tennessee, being Lot No. 29 and the easterly 1-1/2 feet of Lot No. 28 on the Map of Thornby Place, as of record in Book 332, page 3, Register's Office for said County.

Said Lot No. 29 and the easterly part of Lot No. 28 front together 51-1/2 feet on the northerly side of West McKenzie, formerly Dayton Avenue, and runs back between parallel lines, 135 feet to an alley.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, easements and rights-of-way for public utilities of record.

Being the same property conveyed to Davis Generator Service, Inc., a Tennessee Corporation, [a/k/a Davis Generator Services, Inc.] by Warranty Deed from Davis Property Services, LLC, a Tennessee Limited Partnership, dated October 14, 2004 and recorded October 15, 2004 appearing of record at Instrument No. 20041015-0124390, Register's Office for Davidson County, Tennessee.

That Grantor (1) covenants that it is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for 2019 taxes, a lien not yet due and payable, which are prorated and Grantee assumes; and (2) will forever warrant and defend the title unto Grantee and to its successors and assigns against all lawful claims; subject, however, to all matters shown on plat of record in Plat Book 332, Page 3; easement contained in the deed of record in Book 4084, Page 177, Register's Office for Davidson County, Tennessee; and to any facts,

rights, interests or claims that my exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey by Thomas W. Grow, RLS No. 2758, Crow Land Surveying on March 6, 2019, last revised June 10, 2019, designated 19-021:

a. Sign located on Northeast corner of the land. (Tract 2)
b. Catch basin located at Northwest boundary line. (Tract 1)
c. Overhead utility lines located on Northwest portion of the Land without benefit of easement. (Tract 2)
d. Overhead utility lines located on the Land without benefit of easement. (Tract 6)
e. Overhead utility lines located on the Southwest and Southeast portions of the Land without benefit of easement. (Tract 5)
f. Fence located on Northern and Southern portion of Land and encroaches over Western boundary line. (Tract 6)
g. Fence runs along Eastern boundary line. (Tract 2)
h. Storm sewer lines locate on the Northwest portion of the Land. (Tract 1)

IN WITNESS WHEREOF, Grantor has executed this deed as of the date written first herein.

GRANTOR:

DAVIS GENERATOR SERVICE, INC.
a Tennessee Corporation

By: _____
JAMES KEVIN HUGHES President

By: _____
JEREMY B. TURNER Vice President

By: _____
LISA DOTSON Secretary

STATE OF TENNESSEE :

COUNTY OF ROBERTSON :

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared JAMES KEVIN HUGHES, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of DAVIS GENERATOR SERVICE, INC., the within named bargainor, a Tennessee Corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President.

Witness my hand and seal at office this the 21st day of June, 2019.

My Commission Expires:
Sept. 20, 2021

CHRISTINA M. BARTEE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Christina M Bartee
Notary Public

STATE OF TENNESSEE :

COUNTY OF ROBERTSON :

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared JEREMY B. TURNER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of DAVIS GENERATOR SERVICE, INC., the within named bargainor, a Tennessee Corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Vice President.

Witness my hand and seal at office this the 21st day of June, 2019.

My Commission Expires:
Sept. 20, 2021

CHRISTINA M. BARTEE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Christina M Bartee
Notary Public

STATE OF TENNESSEE

COUNTY OF ROBERTSON :

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared LISA DOTSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Secretary of DAVIS GENERATOR SERVICE, INC., the within named bargainor, a Tennessee Corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Secretary.

Witness my hand and seal at office this the 21st day of June, 2019.

My Commission Expires:
Sept. 20, 2021

CHRISTINA M. BARTEE STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Christina M Bartee
Notary Public

Property Owners Name
and Mailing Address:

DOUGLAS VILLAGE LLC
1410 51ST AVE N, STE 107
NASHVILLE, TN 37209

Person or Entity Responsible for
Payment of Property Taxes:

SAME / OWNER

Property Address:	Map and Parcel No.
750 DOUGLAS AVE.	**071-160-301.00**
754 DOUGLAS AVE.	**071-160-302.00**
828 W. MCKENNIE AVE.	**071-160-313.00**
830 W. MCKENNIE AVE.	**071-160-312.00**
832 W. MCKENNIE AVE.	**071-160-311.00**
834 W. MCKENNIE AVE.	**071-160-310.00**
NASHVILLE, TN 37207	

STATE OF TENNESSEE,
DAVIDSON COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$1,080,000.00** which amount equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant Claire Bartee

Subscribed and sworn to before me this the 21st **day of June, 2019.**

Jodean M. King

NOTARY PUBLIC
MY COMMISSION EXPIRES: 6/21/2021

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

Prepared by:
Christina M. Bartee
Batson Nolan PLC
105 Fifth Avenue West, Suite 201
Springfield, TN 37172
(615) 382-4420

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith 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: 6/21/2021

Notary Seal:

