Karen Johnson Davidson County
Batch# 255093 DEEDWARR
07/11/2019 08:18:20 AM 4 pgs
Fees: $23.00 Taxes: $29,082.00
20190711-0067407

PREPARED BY AND RETURN TO:
GRANT, KONVALINKA & HARRISON, P.C.
Ninth Floor - Republic Centre
633 Chestnut Street
Chattanooga, Tennessee 37450-0900

WARRANTY DEED

IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, William Dranes and Toni Hooper ("Grantors"), do hereby sell, transfer and convey all of their right, title and interest unto 218 4th, LLC, an Alabama limited liability company ("Grantee"), the following described real estate (the "Property"), located in Davidson County, Tennessee:

Being a part of Lot No. 53 on the original Plan of Nashville, which plan is not of record, and described as Beginning on the easterly margin of Fourth Ave. North, formerly Cherry Street, at a point 25 feet south, from the southerly margin of Bank Alley, which is the southwest corner of the John M. Cartwright property; thence with the easterly margin of Fourth Avenue, southwardly 50 feet; thence eastwardly and parallel with the southerly margin of Bank Alley, 174 feet, more or less, to the westerly margin of Printer's Alley; thence with the westerly margin of said Alley, northwardly 50 feet to the southeast corner of the said Cartwright lot; thence with the southerly line of the said Cartwright lot; westwardly 174 feet, more or less, to the point of the beginning.

For prior title, see deed recorded in Instrument Number 20100820-0065866, in the Register's office of Davidson County, Tennessee.

Subject to taxes for the year 2019 and subsequent years and any taxes or special assessments which are not shown as existing liens by the public records, including any increase in assessment resulting from improvements constructed on the property.

Grantee Address:	Send Tax Bills to:	Map Parcel No.
218 4th, LLC 242 Inverness Center Drive Birmingham, AL 35242	Same	09302316100

Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.

TO HAVE AND TO HOLD said real estate unto Grantee, its successors and/or assigns, in fee simple forever.

Grantors for themselves and their heirs and/or assigns, covenant, warrant and represent to and with Grantee, its successors and/or assigns, that Grantors are lawfully seized and possessed of the above-described real estate, that they have full right and lawful authority to sell and convey the same, that they have not made, done, executed or suffered any act or thing whereby the real estate now is or at any time hereafter shall or may be imperiled, charged or encumbered except as herein set forth, and that they will forever warrant and defend the title to the said real estate against all persons whomsoever.

IN WITNESS WHEREOF, Grantors have executed and delivered this Warranty Deed this 26th day of June, 2019.

William Dranes

William Dranes

Toni Hooper

Toni Hooper

STATE OF TENNESSEE
COUNTY OF Hamilton

On this 26th day of June, 2019, before me personally appeared William Dranes, to me known to be the person (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Notary Public

My commission expires:

March 13, 2022

JOHN R. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

STATE OF TENNESSEE
COUNTY OF Hamilton

On this 26th day of June, 2019, before me personally appeared Toni Hooper, to me known to be the person (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Notary Public

My commission expires:

March 13, 2022

JOHN R. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC HAMILTON COUNTY

STATE OF TENNESSEE
COUNTY OF Madison

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $7,860,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant-Grantee

Subscribed and sworn to
before me this 25th day
of June, 2019.

Notary Public

My commission expires:
1/19/21

MARCIE WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY