Box 36

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE KELLEY
330 Commerce Street, Suite 110
P.O. Box 198985
Nashville, TN 37219-8985
(615) 256-9999

File No. 32718

AARON ROBERT KAALBERG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF AUGUST, 2019.

Notary Public

My commission expires:
May 2, 2022

Name and Address of New Owner:

WILKA Downtown, LLC
140 Dixie Avenue
Lebanon, TN 37090

Karen Johnson Davidson County
Batch# 270307 DEEDWARRSP
08/12/2019 04:10:03 PM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20190812-0080416

Send Tax Bills To:

New Owner

Street Address of Subject Property:	**Map and Parcel Nos.:**
510 5th Avenue South Nashville, TN 37203	093-10-345

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **GILMORE FAMILY LIMITED PARTNERSHIP**, a Tennessee family limited partnership, hereinafter called the Grantor, has bargained and sold and by these presents, does transfer and convey unto **WILKA DOWNTOWN, LLC**, a Tennessee limited liability company, hereinafter called Grantee, its successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly five (5) feet of Lot No. 28 and the northerly 25 feet of Lot No. 29 of the Barrow Grove Plan of record in Book S, page 279, in the Register's Office for Davidson County, Tennessee.

Said land fronts 30 feet on the easterly side of Fifth Avenue South, formerly Summerly Street, and runs back between paralleled lines 176 feet to an ally in the rear.

Being the same property conveyed to Van Gilmore and wife, Joan R. Gilmore, by Warranty Deed dated July 1, 1985, from Ragland Corporation, of record in Book 6602, page 791, in the Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Gilmore Family Limited Partnership, a Tennessee limited partnership, by Quitclaim Deed from Van Gilmore and wife, Joan R. Gilmore, of record as Instrument No. 20050119-0006659 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 510 5th Avenue South, Nashville, TN 37203.

The conveyance of the above-described real estate is subject to the following:

1. Metropolitan Nashville/Davidson County real property taxes for 2019 which have been prorated between the parties and assumed by Grantee.

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to this property.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors and assigns, forever. And the Grantor covenants with the Grantee, that it is lawfully seized and possessed of said real estate in fee simple, possessing a good right to convey it, and that the said real estate is unencumbered.

Grantor further covenants and binds itself, its successors and assigns, to warrant and defend the title to the said real estate to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed hereto by its duly authorized officer on this the 12th day of August, 2019.

GILMORE FAMILY LIMITED PARTNERSHIP

BY: GILMORE INVESTMENTS, LLC, its General Partner

BY: _____
Van Gilmore, Chief Manager

STATE OF TENNESSEE]
]
COUNTY OF DAVIDSON]

Personally appeared before me, the undersigned, a notary public for the state and county aforesaid, Van Gilmore, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Chief Manager of Gilmore Investments, LLC, a Tennessee limited liability company, which entity is a General Partner of Gilmore Family Limited Partnership, a Tennessee limited partnership, the within named bargainor, and that he as such Chief Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as General Partner in his capacity as Chief Manager of Gilmore Investments, LLC.

WITNESS my hand and official seal of office in Nashville, Tennessee, this 12th day of August, 2019.

DOUGLAS A. BRACE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 08, 2021

_____
NOTARY PUBLIC

My commission expires:
