Karen Johnson Davidson County
Batch# 274339 DEEDWARRSP
08/21/2019 08:54:17 AM 3 pgs
Fees: $18.00 Taxes: $22,200.00
20190821-0083791

# SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$6,000,000.00.**

H. Ray Ragsdale
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of August, 2019.

Judy S. Wells
Notary Public

MY COMMISSION EXPIRES: 6/22/20
(AFFIX SEAL)

Judy S. Wells State of Tennessee Notary Public Williamson County

**THIS INSTRUMENT WAS PREPARED BY**
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Super 98 Holdings, LLC<br>900 Division Street<br>c/o Robert C. Taylor<br>Nashville, TN 37212 | NEW OWNER | 104-04-0-212.00<br>104-04-0-213.00<br>104-04-0-214.00<br>104-04-0-215.00<br>104-04-0-216.00 |

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **H. Ray Ragsdale AKA Harold R. Ragsdale**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Super 98 Holdings, LLC, a Tennessee limited liability company**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

TRACT 1: Map/Parcel 104-04-0-212.00 1208 17th Avenue South
Land in Davidson County, Tennessee, being Lot No. 10, of Belmont Land Company's Plan of Lot No. 23, of O. B. Hayes Addition to Nashville, as of record in Book 204, page 207, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 50 feet on the easterly side of 17th Avenue South and extends back between parallel lines 153-3/4 feet to an alley, measuring 50 feet thereon.

Being the same property conveyed to H. Ray Ragsdale by Warranty Deed from Ruth Prentice Baskette, of record in Book 4386, Page 827, Register's Office for Davidson County, Tennessee.

TRACT 2: Map/Parcel 104-04-0-213.00 1210 17th Avenue South
Land in Davidson County, Tennessee, being Lot No. 12, on the Belmont Land Company's Subdivision of Lot No. 23, O. B. Hayes' Plan of Large Lots, as of record in Book 204, page 207, Register's Office for Davidson
County, Tennessee.

Said Lot No. 12 fronts 50 feet on the easterly side of 17th Avenue, South, formerly Addison Street, and runs back between parallel lines 153-3/4 feet to an alley.

Being a part of the same property conveyed to Harold R. Ragsdale by Warranty Deed from Thomas Missildine, Executor of the Estate of Thelma Irene McAdoo Hicks, of record in Book 7540, Page 136, Register's Office for Davidson County, Tennessee.

TRACT 3: Map/Parcel 104-04-0-214.00 1212 17th Avenue South
Land in Davidson County, Tennessee, being the northerly 50 feet of the westerly part of Lot No. 30 on the Plan of O. B. Hayes Large Lots, as of record in Plat Book 21, page 87, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 30 fronts 50 feet on the easterly side of 17th Avenue South, formerly Addison Street, and runs back between parallel lines, parallel with and 305 feet south of the southerly margin of Edgehill Avenue 152-1/4 feet, more or less, to an alley.

Being a part of the same property conveyed to Harold R. Ragsdale by Warranty Deed from Thomas Missildine, Executor of the Estate of Thelma Irene McAdoo Hicks, of record in Book 7540, Page 136, Register's Office for Davidson County, Tennessee.

TRACT 4: Map/Parcel 104-04-0-215.00 1214 17th Avenue South
Land in Davidson County, Tennessee, being part of Lot No. 30 on the Plan of O. B. Hayes' Large Lots, called "Rokeby", of record in Plat Book 21, page 87, Register's Office for Davidson County, Tennessee.

Beginning on the easterly margin of 17th Avenue South, formerly Addison Street, at a point 50 feet south of the dividing line between Lots Nos. 23 and 30, said point being the southwest corner of the property conveyed to Mrs. A. L. Brazelton by deed from J. Haynie and wife, of record in Book 235, page 347, said Register's Office; thence with said Avenue, southwardly 50 feet; thence at right angles eastwardly 152-1/4 feet more or less, to the westerly margin of an alley; thence with said alley, northwardly 50 feet to said Brazelton's southeast corner; thence with her southerly line, westwardly 152-1/4 feet, more or less, to the beginning.

Being the same property conveyed to H. Ray Ragsdale by Warranty Deed from Roy Randolph and wife, Julia Ambrose Randolph, of record in Book 4396, Page 18, Register's Office for Davidson County, Tennessee.

TRACT 5: Map/Parcel 104-04-0-216.00 1216 17th Avenue South
Land in Davidson County, Tennessee, being part of Lot No. 30 on the O. B. Hayes Addition as of record in Plat Book 21, Page 87, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 30 begins at a point on the east side of 17th Avenue South (formerly Addison Avenue) 100 feet south of the north line of said Lot No. 30 and runs thence southwardly 60 feet to a point; thence eastwardly in a straight line 152.25 feet to a point 160 feet south of the north line of said Lot No. 30 on an alley; thence northwardly with said alley 60 feet to a point; thence westwardly 152.25 feet to the point of beginning on 17th Avenue South.

Being the same property conveyed to H. Ray Ragsdale by Installment Deed from Betty Raymond Curtiss, a single woman, of record in Book 5266, Page 477, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 1208, 1210, 1212, 1214, 1216 17th Ave S., Nashville, TN 37212

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my hand this the 19th day of August, 2019.

H. Ray Ragsdale A/K/A Harold R. Ragsdale

H. Ray Ragsdale AKA Harold R. Ragsdale

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared H. Ray Ragsdale AKA Harold R. Ragsdale, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal, this the 19th of August, 2019.

Notary Public

My Commission Expires: 6/22/20

