THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
File 32324-1 / Box #14

Karen Johnson Davidson County
Batch# 296225 DEEDWARR
10/04/2019 02:19:30 PM 4 pgs
Fees: $23.00 Taxes: $3,792.50
20191004-0101938

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Bluebonnet Properties, LLC ATTN: Kemith Nichols 2913 McGavock Pike Nashville, TN 37214	New Owner	03415002600 03415002500

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **CVC Realty, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Bluebonnet Properties, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

Tract I

Situated in Davidson County, Tennessee, being Lot No. 9 on the Plan of Rivergate Industrial Park, Section 2, as of record in Plat Book 6900, Page 239, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

BEING all of the same property conveyed to CVC Realty, LLC, a Tennessee limited liability company by Warranty Deed dated November 3, 2015 from Outdoor Wood Works, LLC, a Tennessee limited liability company, of record in Instrument No. 20151104-0112199, Register's Office for Davidson County, Tennessee.

Tract II

LAND in Davidson County, Tennessee, being Lot No. 10 on the Plan of Rivergate Industrial Park, Section 2, as of record in Book 6900, Page 239, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all of the same property conveyed to CVC REALTY, LLC, a Tennessee limited liability company by Warranty Deed dated April 22, 2016 from Robert Donald Barnhart, II, of record in Instrument No. 20160422-0039577, Register's Office for Davidson County, Tennessee.

THIS is improved property known as 1124 & 1128 Myatt Blvd., Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 4th day of October, 2019.

CVC Realty, LLC, a Tennessee limited liability company

By: _____
Name: Ryan Gutridge
Its: Member and Treasurer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ryan Gutridge, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be a Member and the Treasurer of CVC Realty, LLC, a Tennessee limited liability company, the within-named bargainor, and that he as such Member and Treasurer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Member and Treasurer.

WITNESS my hand, at office, this 4th day of October, 2019.

_____
Notary Public
My Commission Expires: 1/17/21

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,025,000.

_____
Affiant

Subscribed and sworn to before me this 4th day of October, 2019.

_____
Notary Public
My Commission Expires: July 3, 2023

JEFFREY S. BEAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A

Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2020 and subsequent years, not yet due and payable. Map and Parcel 03415002600 and 03415002500.

3. All matters appearing on the ALTA/NSPS Land Title Survey of 1124 & 1128 Myatt Blvd, dated September 11, 2019, revised September 17, 2019 by Cherry Land Surveying Inc., Michael H. Charette R.L.S. #2048 as Job # 19126 CA.

As to both Tract I and Tract II:

4. All Matters shown on the Plan of record in Plat Book 6900, Page 239, Register's Office for Davidson County, Tennessee.

5. Subject to a Corps of Engineers Flowage Easement along the Cumberland River as stated in the Deed in Book 6663, Page 758, said Register's Office.

6. Subject to a 30-foot utility easement for sewer, gas, water and electricity retained in the Deed to Seaboard System Railroad, Inc., a Virginia corporation, of record in Book 6663, Page 758, said Register's Office.

7. Deed of Conveyance for sanitary sewer, of record in Book 7026, Page 930 and in Book 8855, Page 666, said Register's Office.

As to Tract I only:

8. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, of record in Instrument No. 20081124-0115131, said Register's Office.

9. Inspection and Maintenance Agreement for Private Stormwater Management Facilities, of record in Instrument No. 20081124-0115108, said Register's Office.

I, John T. Cook, do hereby make oath that I am a licensed attorney and the custodian of the electronic Version of the attached document tendered for Registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Katherine Goodson, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023

