Karen Johnson Davidson County
Batch# 314834 DEEDWARRSP
11/13/2019 10:13:23 AM 2 pgs
Fees: $13.00 Taxes: $3,459.50
20191113-0116905

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY THORNTON BARRETT OSBORN, PLC
10200 Ramsey Way
Dickson, TN 37055
2019-1405

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of NINE HUNDRED THIRTY FIVE THOUSAND AND 00/100 DOLLARS ($935,000.00) cash in hand paid, the receipt of which is hereby acknowledged, MCEWEN THORNTON, LLC, a Tennessee limited liability company (the "Grantor") has this day bargained and sold, and by these presents does transfer and convey unto BONGO PRODUCTIONS, LLC, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, its one-half (1/2) undivided interest in a certain tract or parcel of land, as follows:

A parcel of land located in the 18th Civil District of the Metro area of Nashville, County of Davidson, TN, said tract being described as the northerly 1/2 of Lot 133 on the Plan of Belmont Land Company's Subdivision as of record in Book 421, Page 34 in the Register's Office Davidson County, Tennessee, being more particularly described as follows:

BEGINNING at an iron rod found at the southeastern corner of the Circle K Properties, Inc. known as Lot 132 on the Plan of Belmont Land Company's Subdivision as of record in Book 421, Page 34, Registers Office, Davidson County, Tennessee, the same point being located on the western right-of-way line of Belmont Boulevard, having a right-of-way width that varies, said point also being the northeastern corner of the property being herein described; thence, leaving said point, with and along the western right-of-way line of Belmont Boulevard, South 02 degrees 57 minutes 36 seconds West, 50.00 feet to a capped iron rod set; thence, leaving said right-of-way of Belmont Boulevard, North 87 degrees 02 minutes 24 seconds West, 159.64 feet to a PK nail set at the intersection of the eastern edge of a 15-foot wide public alley, Number 894 and the southern property line of the herein described; thence, leaving said point, with and along said eastern edge of the aforementioned public alley, North 07 degrees 22 minutes 53 seconds East, 50.15 feet to an iron rod found; thence, leaving said point and edge of alley, South 87 degrees 02 minutes 24 seconds East, 155.77 feet to the POINT OF BEGINNING.

Said parcel of land herein described containing 7,885.33+/- square feet or 0.181+/- acres.

Being the same property conveyed to Bongo Productions, LLC, a Tennessee limited liability company, and McEwen Thornton, LLC, a Tennessee limited liability company by Special Warranty Deed from the Estate of Sidney Fleischer, dated October 25, 2016 and of record in Instrument No. 20161027-0113697, in the Register's Office of Davidson County, Tennessee, and by Quitclaim Deed, dated October 25, 2016, of record in Instrument No. 20161027-0113698, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the right-of-way of Belmont Boulevard and Alley No. 854.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantee, Grantee's successors and assigns, forever. Grantor covenants with Grantee, its successors and assigns, that Grantor is seized and possessed of the said tract or parcel of land, Grantor has the right to convey the said tract or parcel of land unto the Grantee, and the said tract or parcel of land is free from all encumbrances made or suffered by Grantor.

Grantor further covenants and binds itself and its successors and assigns, to warrant and forever defend the title to the said tract or parcel of land to Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on the 12th day of November, 2019.

MCEWEN THORNTON, LLC,
a Tennessee limited liability company

By: _____
Eric Thornton, President

STATE OF TENNESSEE
COUNTY OF DICKSON

Before me, a notary public of the state and county mentioned, personally appeared Eric Thornton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of MCEWEN THORNTON, LLC, the within named bargainor, a Tennessee limited liability company, and that such person as such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as President.

WITNESS MY HAND and official seal at office in said County this 12th day of November, 2019.

AMANDALYN R. MANLEY
MY COMM. EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
02/27/2021
COUNTY OF DICKSON

_____
NOTARY PUBLIC

My commission expires: _____

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $935,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me this 12th day of November, 2019.

AMANDALYN R. MANLEY
MY COMM. EXPIRES
STATE OF TENNESSEE NOTARY PUBLIC
02/27/2021
COUNTY OF DICKSON

_____
NOTARY PUBLIC

My commission expires: _____

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Map & Parcel No: 104-12-0-283.00

ADDRESS OF NEW OWNERS
AND SEND TAX BILLS TO:
BONGO PRODUCTIONS, LLC
1907 21st Avenue South
Nashville, TN 37212