Karen Johnson Davidson County
Batch# 314890 DEEDWARR
11/13/2019 11:09:30 AM 5 pgs
Fees: $28.00 Taxes: $6,660.00
20191113-0116989

State of Tennessee)
County of Davidson)

The actual consideration or value whichever is greater for this transfer is $1,800,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of November, 2019.

Notary Public

My Commission expires: _____

ERICA MARTINEZ
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2020

Address New Owner:	Send Tax Bills To:	Property Tax Identification Numbers:
Buchanan Partners, LLC 615 Third Ave, South, Suite 500 Nashville, TN 37210	Buchanan Partners, LLC 615 Third Ave, South, Suite 500 Nashville, TN 37210	08111041100 08111040900 08107030900
This instrument prepared by: Tune, Entrekin & White, P.C. 315 Deaderick St, Suite 1700, Nashville, TN 37238		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged **1206 BUCHANAN, LLC**, a Tennessee limited liability (the "Grantor"), has this day bargained and sold, and by these presents does hereby transfer and convey to **BUCHANAN PARTNERS LLC,** a Tennessee limited liability company (the "Grantee") and to Grantee's successors and assigns, certain real estate in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

This is improved property located at 1206 and 1400 Buchanan St., Nashville, TN and unimproved property located at 1806 14th Ave, Nashville, TN.

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee, and Grantee's successors and assigns, that Grantor is lawfully seized and possessed of the Property in fee simple and that Grantor has a good and lawful right to sell and convey the Property and that the Property is free from all liens or encumbrances, except for those matters set forth on Exhibit B attached hereto.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever

defend the title and quiet possession to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural and the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed as of November 12th, 2019.

GRANTOR:

1206 Buchanan Partners, LLC, a Tennessee limited liability company

By: George L Johnson
George L. Johnson, Member and President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared George L. Johnson, Member and President of 1206 Buchanan, LLC, a Tennessee limited liability company , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument for the purpose therein contained by signed the name of 1206 Buchanan, LLC by himself as Member and President.

WITNESS my hand and official seal at office this the 12 day of November, 2019.

Notary Public

My commission expires: _____

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, more particularly described as follows, to-wit:

TRACT 1:
Land in Davidson County, Tennessee, being Lot No. 3 in W. S. Settle's Subdivision of Lot No. 7 of the Woodard Property, as of record in Book 57, page 132, said Register's Office.

Said Lot No. 3 fronts 53-1/2 feet on the north side of Buchanan Street, formerly Hyde's Ferry Turnpike and runs back with the westerly margin of 14th Avenue North 176 feet to an alley on which it measures 53 feet.

TRACT 2:
Being Lot Nos. 4 and 5 on the map of W. S. Settle's Subdivision of Lot No. 7 of the Woodard Property, as of record in Book 57, page 132, Register's Office for said County.

Said Lots Nos. 4 and 5 front together 103-1/2 feet on the northerly side of Buchanan Street, formerly Hydes Ferry Pike and run back 162.8 feet, more or less, on the easterly line and 140 1/2 feet on the westerly line with the easterly margin of 14th Avenue North, formerly Alberta Avenue, to an alley, measuring 101 1/2 feet thereon.

TRACT 3:
Land in Davidson County, Tennessee being Lot No. 7 on the plan of Settle's Subdivision of Lot No. 7, of the Woodard Property as of record in Book 57, page 132, Register's Office for said County.

Said Lot No. 7 fronts 45 feet on the easterly side of 14th Avenue, North, formerly Alberta Avenue, and runs back between lines 140 feet on the northerly line and 130 feet, more or less, on the southerly line to an alley in the rear, measuring 50 feet thereon.

Being the same property conveyed to George L. Johnson, by deed of record in Instrument No. 20011218-0139699, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to 1206 Buchanan LLC, a Tennessee limited liability company by Quitclaim Deed from George L. Johnson of record as Instrument No, 20171006-0103068, Register's Office for Davidson County, TN.

EXHIBIT B

1. City and County taxes for 2019 have been prorated between the parties and paid from closing funds.
2. Matters shown on the Plan of record in Book 57, Page 132, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, John Heares, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TN

County of Davidson

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

Notary's Signature

My Commission Expires: 7-6-2020

Notary's Seal (If on paper)

KRISTEN RADCLIFFE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020