WARRANTY DEED

Karen Johnson Davidson County
Batch# 319065 DEEDWARR
11/25/2019 01:59:31 PM 4 pgs
Fees: $23.00 Taxes: $7,400.00
20191125-0121654

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $2,000,000.00.

Affiant

Subscribed and sworn to me this 25th day of November, 2019.

NOTARY PUBLIC

My Commission Expires: 7/9/2022

JENNIFER L. JUNG
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
ORTALE KELLY LAW FIRM (PHP)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32351

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
IPA Partners, LLC, a Tennessee limited liability company 2176 Carson Street Nashville, TN 37211	NEW OWNER	105-16-0-236.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Charles R. Shacklett**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **IPA Partners, LLC, a Tennessee limited liability company**, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a 1.302 more or less Acre tract of land lying in the 17th Council District of Davidson County, Tennessee, and being a portion of the property conveyed to Charles R. Shacklett as

evidenced by deed of record at Instrument Number 20160309-002544, Register's Office Davidson County, Tennessee, and being a portion of Lot 15 on the plan of South Highland Subdivision, of record in Book 421 page 106, Register's Office Davidson County, Tennessee, and being more particularly described according to a survey by Anderson, Delk, Epps and Associates, Mark E. Lowrance, Tennessee R.L.S. No. 1660, dated May 8, 2018, as follows:

Beginning at a 1" iron pipe found in the easterly margin of Carson Street (50 foot Right-of-Way), said point being in the southerly margin of Alley No. 1841 (15' wide, closed per Council Bill 094-1068) as shown on the plan of South Highland Subdivision, of record in Book 421 page 106, Register's Office Davidson County, Tennessee, and being the most northwesterly corner Lot 15 on said plan of South Highland Subdivision; Thence with the southerly margin of said alley, North 51 Degrees 18 Minutes 59 Seconds East a distance of 254.27 feet to a 5" rebar set (with cap "Anderson-Delk") in a westerly line of Lot 3 on the plan of SSS Properties, of record in Plat Book 6900 page 230, Register's Office Davidson County, Tennessee; Thence with the westerly line of said Lot 3, and with the westerly lines of Lots 89 through 91 on the plan of Woodycrest, Section One, of record in Plat Book 1835 page 25, Register's Office Davidson County, Tennessee, and closely following an old wire fence, South 39 Degrees 35 Minutes 00 Seconds East, passing a 5" rebar (old-no cap) at 108.25 feet, a total distance of 221.41 feet to a point in a 2" metal fence post; Thence with the northerly line of the Cato Bass Jr. property of record in Book 8375 page 166, Register's Office Davidson County, Tennessee, and with the northerly margin of that portion of Coleman Street which was closed as evidenced by Deed Book 2012 page 585, Register's Office Davidson County, Tennessee, and closely following a chain link fence, South 51 Degrees 15 Minutes 59 Seconds West a distance of 257.75 feet to a 5" rebar set (with cap "Anderson-Delk") in the easterly margin of Carson Street; North 38 Degrees 41 Minutes 01 Seconds West a distance of 221.61 feet to the Point of Beginning, containing 56,706 square feet or 1.302 Acres, more or less.

Being the same property conveyed to Ronnie Shacklett by Warranty Deed from Gayle Douglas, a single person, and Mary Milton J. Platt and husband Melvin C. Platt, Jr. of record in Book 7613, page 417, Register's Office for Davidson County, Tennessee, dated July 22, 1988 and recorded on July 29, 1988.

Being the same property conveyed to Carson Street Partners, a Tennessee General Partnership by Quitclaim Deed from Ronnie Shacklett of record in Instrument No. 20050721-0085190 Register's Office for Davidson County, Tennessee, dated July 5, 2005 and recorded on July 21, 2005.

Being a portion of the same property conveyed to Charles R. Shacklett by Quitclaim Deed from Carson Street Partners, a Tennessee General Partnership of record in Instrument No. 20160309-0022544 Register's Office for Davidson County, Tennessee, dated March 4, 2016 and recorded on March 9, 2016.

The conveyance of the above-described parcel of land is subject to the following:

1. Taxes for the year 2020, and all subsequent years, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 421, Page 106, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 2176 Carson Street, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[SIGNATURES COMMENCE ON FOLLOWING PAGE]

WITNESS my hand this 25th day of November, 2019.

Charles R. Shacklett

Charles R. Shacklett

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Charles R. Shacklett to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his own free act and deed.

Witness my hand and official seal this 25 day of November, 2019.

Ford

NOTARY PUBLIC

My Commission Expires: 12/19/2022

RICK G. FORD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY