WARRANTY DEED

Karen Johnson Davidson County
Batch# 334115 DEEDWARR
12/26/2019 07:31:18 AM 2 pgs
Fees: $13.00 Taxes: $17,390.00

20191226-0132648

J-MM-19-1005-1009

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 06-16-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,700,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Legacy 8th Avenue South, LLC	**New Owner**	
(NAME)	(NAME)	**105-02-0-445.00**
718 Thompson Lane, Ste. 108-273		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ASTERISK IV LLC, A DELAWARE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LEGACY 8TH AVENUE SOUTH, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 of the subdivision of Reserved Parcel as shown on Resubdivision of Edgehill Estates, Section 69 of record in Book 4715, Page 137, Register's Office for said County, described as follows:

Beginning at a point on the Westerly margin of 8th Avenue South as widened said point being 217.81 feet South of the intersection of 8th Avenue South and Archer Street; thence along the Westerly margin of 8th Avenue South, South 1 degrees 53 minutes East 162.04 feet; thence leaving said margin North 82 degrees 5 minutes West 126.18 feet to a point; thence North 0 degrees 55 minutes West 62.51 feet to a point; thence North 82 degrees 0 minutes West 129.64 feet to a point in the Easterly margin of Alley No. 404; thence along the Easterly margin of said alley North 5 degrees 20 minutes East 98.81 feet to a point; thence leaving said margin South 81 degrees 51 minutes East 242.30 feet to the point of beginning.

Being the same property conveyed to Asterisk III, LLC, a Delaware limited liability company by Special Warranty Deed from Eighth Ave. Properties, LLC, a Tennessee limited liability company, formerly misidentified as Eight Avenue Properties, LLC, of record in Instrument No. 20190201-0009793, Register's Office for Davidson County, Tennessee, dated January 30, 2019 and recorded on February 01, 2019.

Being the same property conveyed to Asterisk IV, LLC, a Delaware limited liability company by Quitclaim Deed from Asterisk III, LLC, a Delaware limited liability company, of record in Instrument No. 20190322-0026272, Register's Office for Davidson County, Tennessee, dated March 18, 2019 and recorded on March 22, 2019.

This conveyance is subject to:
- Taxes for the year 2020, a lien, but not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4715, Page 137, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4709, Page 238, Book 4220, Page 723 and Book 6236, Page 263, Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Agreement for Dedication of Public Right-of-Way of record in Instrument No. 20190814-0081273, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1005 - 1009 8th Avenue South, Nashville, Tennessee 37203**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Witness my/our hand(s) this the 19 DAY OF DECEMBER, 2019.

Asterisk IV LLC, a Delaware limited liability company

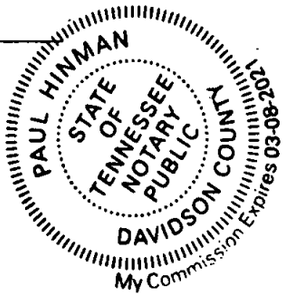
BY: _____
Stephen Epstein
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, STEPHEN EPSTEIN, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of ASTERISK IV LLC, A DELAWARE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

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

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212