This Instrument Was Prepared By:
Robert M. Holland, Jr.
Butler Snow LLP
150 3rd Avenue South, Suite 1600
Nashville, TN 37201

Karen Johnson Davidson County
Batch# 352765 DEEDWARR
02/04/2020 08:47:30 AM 7 pgs
Fees: $38.00 Taxes: $4,440.00
20200204-0012514

Address New Owner(s):	Send Tax Bills to	Tax Information:
LoCal DistrO, LLC c/o William A. Radford 614 Garfield Street Nashville, TN 37208	New Owners	Map: 081-08 Parcels: 413, 414 and 415

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 considerations, the receipt of which is hereby acknowledged, **Robert K. Norman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **LoCal DistrO, LLC,** a Tennessee limited liability company, ("Grantee"), its successors and assigns, all those tracts or parcels of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved land located at 612, 614 and 616 Garfield Street, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

AND Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "B" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Signature of following page]

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of January, 2020.

Robert K. Norman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jean P. Shearer, a Notary Public in and for said County and state, duly commissioned and qualified, ROBERT K. NORMAN, the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office, this 31st day of January, 2020.

JEAN P SHEARER
STATE OF TENNESSEE NOTARY PUBLIC
MY COMM. EXP. MAY 3, 2021
DAVIDSON COUNTY

Jean P. Shearer
Notary Public
My commission expires: 5-3-21

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00.

Affiant

Subscribed and sworn to before me,
this 31st day of January, 2020.

Notary Public
My Commission Expires: 6/21/21

TAMMY L. REEVES
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

PROPERTY DESCRIPTION

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and described as follows:

Tract I

A certain tract or parcel of land in Nashville, Davidson County, Tennessee, bonded and described as follows:

The westerly 35 feet of Lots Nos. 217 and 219 and the westerly 35 feet of the southerly part of Lot No. 215 of the North Nashville Real Estate Company's Plan of Lots as of record in Book 21, page 105, said Register's Office.

Said parts of Lots Nos. 215, 217 and 219 front 35 feet on the northerly side of Garfield, formerly Foster Street and run back between lines, with the easterly margin of Seventh Avenue North, formerly Vine Street, 113 feet to the dead line.

Being the same property conveyed Robert K. Norman, by deed of record in Book 5536, page 408, in the Register's Office for Davidson County, Tennessee.

Tract II

Land in Davidson County, Tennessee, being parts of Lot Nos. 215, 217, and 219 on the North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, page 105, Register's Office for said County, described as follows:

Being on the northerly margin of Garfield, formerly Foster Street, 35 feet easterly from the easterly margin of 7th Avenue, North, formerly Vine Street; thence with the northerly margin of Garfield Street, easterly 35 feet; thence northerly parallel with said Avenue 113 feet to the southerly margin of a proposed alley; thence with the southerly margin of said proposed alley westerly 35 feet; thence southerly 113 feet to the beginning.

Being the same property conveyed to Robert K. Norman, by deed of record in Book 5207, page 113, in the Register's Office for Davidson County, Tennessee.

Tract III

A certain tract or parcel of land in Nashville, Davidson County, Tennessee, bonded and described as follows:

Being part of Lots Nos. 215, 217 and 219 on the Map of North Nashville Real Estate Company's Plan of Lots as of record in Book 21, page 105, Register's Office for said County. Said parts of Lots Number 215, 217, and 219 being more particularly described as follows, to-wit;

EXHIBIT A

Beginning on the northerly side of margin of Garfield Street, formerly Foster Street at a point seventy feet easterly from the easterly margin of Seventh Ave., North formerly Vine Street; thence northerly and parallel with the easterly margin of Seventh Ave., North 113 feet to a dead line; thence with the said dead line, easterly 35 feet; thence southerly and parallel with the first line 113 feet to the northerly margin of said Garfield Street; thence with the northerly margin of said Garfield Street, and westerly 35 feet to the point of beginning.

Being the same property conveyed to Robert K. Norman by deed of record in Book 4995, page 27, in the Register's Office for Davidson County, Tennessee.

EXHIBIT A

PERMITTED EXCEPTIONS

1. Taxes and assessments for 2020, a lien not yet due and payable.

2. All matters shown on plat of record in Plat Book 21, page 105, Register's Office for Davidson County, Tennessee.

EXHIBIT B

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith 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: 6/21/2021

Notary Seal:

