Karen Johnson Davidson County
Batch# 392726 DEEDWARR
04/28/2020 12:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,386.38
20200428-0044246

Warranty Deed

BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $374,695.00. Affiant Subscribed and sworn to before me, this the 21st day of April, 2020. Notary Public My commission expires: 5-2-22

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
CYAN Properties, LLC		051-0-60-003.00, 051-06-0-004.00, 051-06-0-005.00
590 Creative Way	Same	[New map and parcel to be assigned]
Madison, TN 37115		

Simultaneous with this transfer/conveyance, it is the intent of the Grantor and Grantee to consolidate the three (3) below-described map and parcels into a single, combined map and parcel number.

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BASHAW VILLAGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CYAN PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), ITS SUCCESSORS, REPRESENTATIVES, AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING located in the 8th Councilmanic District of Davidson County, Tennessee, being located northeasterly of the Due West Avenue North and Old Due West Avenue intersection and being all of Lots 47, 48 and 49 of Due West Valley Acres (unrecorded), and also being all of the Bashaw Village, LLC Property as recorded in Instrument #20170206-0012592 and Instrument #20170302-0020758 in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an existing concrete right-of-way marker in the northerly right-of-way of Due West Avenue North, said monument also being the southwesterly corner common to the Lion Easton, LLC Property as recorded in Instrument # 20180628-0062383 in the Register's Office of Davidson County, Tennessee;

Thence leaving said northerly right-of-way of Due West Avenue North and continuing along with the southerly and westerly lines of the Lion Easton, LLC Property the following five calls and boundary line agreement as recorded in Instrument #20180628-0062640 in the Register's Office of Davidson County, Tennessee as follows: N 56°36'07" E a distance of 334.73' to an existing 5/8" iron pin monument;

Thence S 03°15'56" E a distance of 22.06' to a new iron pin monument; Thence N 61°09'20" E a distance of 9.46' to a new iron pin monument; Thence S 05°29'06" W a distance of 63.27' to an existing 5/8" iron pin monument;

Thence S 05°53'29" W a distance of 260.00' to an existing concrete right-of-way marker, said monument being the westerly right-of-way of Interstate 65;
Thence leaving said Lion Easton, LLC Property and continuing along with the westerly right-ofway of Interstate 65, S 27°16'16" W a distance of 102.68' to an existing concrete right-of-way marker, said monument being the northerly right-of-way of Due West Avenue North;

Thence leaving said westerly right-of-way of Interstate 65and continuing along with the northerly right-of-way of Due West Avenue North the following two calls: N 40°52'44" W a distance of 226.58' to an existing concrete right-of-way marker;
Thence N 39°10'33" W a distance of 96.45' to an existing concrete right-of-way marker, which is the point of beginning, having an area of 62,684 square feet, 1.44 acres more or less.

All bearings based on Tennessee State Plane (NAD 83)
This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated March 2, 2020.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described unimproved real property is believed to be 704 708 710 Due West Avenue North, Nashville, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of April, 2020.

Bashaw Village, LLC, a Delaware Limited Liability Company

By: _____
Chris Choate, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Chris Choate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of Bashaw Village, LLC, a Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 21st day of April, 2020.

_____
Notary Public

My Commission Expires: 5-2-22

BRANDON MILLER
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

True Copy Certification

I, **Angie Lawless**, 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, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022