Karen Johnson Davidson County
Batch# 394292 DEEDWARR
04/30/2020 03:35:46 PM 3 pgs
Fees: $18.00 Taxes: $4,551.00
20200430-0045536

This instrument prepared by:

John M. McDonald
Evans, Jones & Reynolds, P.C.
401 Commerce Street, Ste. 710
Nashville, Tennessee 37219

TENNESSEE WARRANTY DEED

NEW OWNER ADDRESS:	SEND TAX BILLS TO:	MAP/PARCEL:
IV Holdings, LLC Attn: Sam Cowden 90 Oceanside Drive Nashville, TN 37204-2360	**IV Holdings, LLC** Attn: Sam Cowden 90 Oceanside Drive Nashville, TN 37204-2360	119 05 0-152.00

This instrument prepared from information furnished by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representation as to the title of the property described herein.

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FOR AND IN CONSIDERATION of the amount of One Million Two Hundred Thirty Thousand and No/100 Dollars ($1,230,000), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **RSG Nolensville, GP**, a Tennessee general partnership, herein called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **IV Holdings, LLC,** a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, and more particularly described in the Exhibit "A" attached hereto and incorporated by reference.

Said property is conveyed subject to the following:

a. Zoning regulations and ordinances.
b. Covenants and restrictions on record.
c. Such matters as would be reflected in an accurate survey.
d. Real property taxes for 2020, which have been prorated and assumed by Grantee.

This is improved property, known as **2601 Nolensville Road, Nashville, Tennessee 37211**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever, and Grantor does covenant with Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself, successors, assigns and representatives, to warrant and forever defend the title to the said land to Grantee, its successors 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.

EXECUTED on this the 29th day of April, 2020.

[Signatures appear on page that follows]

RSG NOLENSVILLE, GP,
a Tennessee general partnership

By: _____
Daniel Fleming, in his capacity as a general partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Daniel Fleming, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument on behalf of RSG Nolensville, GP for the purposes contained therein.

Witness my hand, at office, this 29th day of April, 2020.

_____
Notary Public

STEPHENIE C. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

My Commission Expires: Oct. 2, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,230,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Witness my hand, at office this 29th day of April, 2020.

_____
Notary Public

STEPHENIE C. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

My Commission Expires: Oct. 2, 2023

EXHIBIT "A"

Property Description

RSG NOLENSVILLE, GP, A TENNESSEE GENERAL PARTNERSHIP

Land in Davidson County, Tennessee, being Lot(s) 509, as shown on the map entitled the Plan of Grandview Heights, of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said Lot No. 509 fronts 50 feet on the westerly side of Nolensville Road or Fourth Avenue, South, and runs back between parallel lines, with the southerly margin of Woodbine Street 150 feet to an alley.

Being the same property conveyed to RSG NOLENSVILLE, GP, A TENNESSEE GENERAL PARTNERSHIP, by deed from H.H. KRYER, A 75% INTEREST AND RICHARD KRYER, A 25% INTEREST, of record in Instrument No. 20181207-0119633, dated December 3, 2018, said Register's Office.