This document prepared by (and after recording return to):
Name: **William Davis, Attorney, P.C.**
Address: **219 Ward Circle, Ste 6**
City, State, Zip: **Brentwood, TN, 37027**
Phone: **615-369-0039**
File Number: **WWD-3722**

Karen Johnson Davidson County
Batch# 395778 **DEEDWARR**
05/05/2020 01:23:28 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200505-0046845

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Kirk E. Francis, as general partner of Chestnut Street Properties, a Tennessee general partnership, and Kirk E. Francis, individually,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Kirk E. Francis DBA Chestnut Street Properties,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land located in the Seventeenth Councilmanic District of Davidson County, Tennessee on Chestnut Street (formerly Franklin Street) and Humphreys Street and being more particularly described as follows:

Beginning at a P.K. nail in the southerly right-of-way of Chestnut Street at a northwesterly corner of United Record Pressing, LLC property of record as Instrument No. 20070718-008&473, Registers Office Davidson County (R.O.D.C.), said P.K. nail having 'Tennessee State Plane Coordinate (NAD 83) values of North 659,652.87, East 1,741,007.73 and being the most northeasterly corner of the subject tract. Thence -with the westerly boundary of said United Record Pressing property, South 30° 35' 11" East, 150.00 feet to the northerly right-of-way of #184 Alley; Thence with said Alley right-of-way South 59° 24' 49" West, 243.78 feet to the northerly right-of-way of Humphreys Street; Thence with said northerly right of way North 81 ° 55' 48" West, 50.77 feet to a southeasterly corner of Leslie L. Brown property of record as Instrument No. 20091113-0104773, RO.D.C.; Thence with the easterly boundary of said Brown property North 30° 35' 53" West, 101.79 feet to the southerly right-of-way of Chestnut Street; Thence with said right-of-way as follows: Northeasterly with a curve to the right 76.58 feet, said curve having a radius of 175.00 feet, a central angle of 25° 04' 27" and a chord of 75.98 feet at North 46° 52' 35.5" East; North 59° 24' 49" East, 209.29 feet to the beginning.

Containing 41,488 Square Feet or.0.952 Acre, more or less.

Being the same property conveyed to Chestnut Street Properties, a Tennessee general partnership, by Warranty Deed from Nashville Record Productions, Inc., a Tennessee corporation, dated 06/01/2000 and filed for record on 06/01/2000 in Instrument Number 20000601-0054531, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Chestnut Street Poperties, a Tennessee general partnership, by Quitclaim Deed, to reflect consolidation of parcels into one legal description, from Chestnut Street Properties, a Tennessee general partnership, dated 08/07/2014 and filed for record on 08/08/2014 in Instrument Number 20140808-0071740, Register's Office for Davidson County, Tennessee, and Deed of Correction to correct legal description, dated 06/11/2015 and filed for record on 06/15/2015 in Instrument Number 20150615-0056881, Register's Office for Davidson County, Tennessee.

This is improved property also known as 469 Chestnut Street, Nashville, Tennessee, 37203.

Map and Parcel: 10503014600

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 7 day of April, 2020.

Chestnut Street Properties

BY: _____
Kirk E. Francis, general partner

_____
Kirk E. Francis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Kirk E. Francis, former general partner of Chestnut Street Properties, a Tennessee general partnership, and Kirk E. Francis, individually**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 7th day of April, 2020.

(SEAL)

MICHELLE R. HYDEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$0.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 7th day of April, 2020.

(SEAL)

MICHELLE R. HYDEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

_____
Affiant

_____
NOTARY PUBLIC

My commission expires:

Grantee(s) Name, Address:	Send Tax Statement To:
Kirk E. Francis DBA Chestnut Street Properties	NEW OWNER
469 Chestnut Street	SAME
Nashville, TN 37203	