Karen Johnson Davidson County
Batch# 399221 DEEDWARR
05/12/2020 12:16:30 PM 7 pgs
Fees: $38.00 Taxes: $6,401.00
20200512-0049145

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
MG Street Holdings, LLC 2515 Nolensville Pike Nashville, Tennessee 37211 Attention: Adam Leibowitz	Map-Par.-Nos. 72-5-40.00 72-5-42.00 72-5-43.00	MG Street Holdings, LLC 2515 Nolensville Pike Nashville, Tennessee 37211 Attention: Adam Leibowitz
This instrument prepared by: David A. Rutter, Bradley Arant Boult Cummings LLP, 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

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 consideration, the receipt and sufficiency of all of which are hereby acknowledged, E TRINITY LN PROJECTS LLC, a Tennessee limited liability company (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to MG STREET HOLDINGS, LLC, a Tennessee limited liability company (the "Grantee"), Grantee's successors and assigns, the real property located in Nashville, Davidson County, Tennessee described on Exhibit A, attached hereto and incorporated herein by reference, including, without limitation, all buildings, structures, fixtures and improvements located thereon and all rights, interests, privileges, easements, and hereditaments appurtenant thereto (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following matters (the "Permitted Encumbrances"):

1. real estate taxes for the year 2020, which have been prorated between the parties, and for subsequent years not yet due and payable; and

2. the matters set forth on Exhibit B.

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto, belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, that Grantor has a good right to convey the Property, and that the Property is unencumbered except for the Permitted Encumbrances.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to Grantee and Grantee's successors and assigns against the lawful claims of all persons whomsoever, except for claims first arising hereafter under the Permitted Encumbrances.

This is improved property known as 935 and 937 Trinity Lane, Nashville, Tennessee 37210 and 3002 and 3004 Ambrose Avenue, Nashville, Tennessee 37210.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 1st day of May, 2020.

GRANTOR:

E TRINITY LN PROJECTS LLC

By: _____
Name: Michael R. ~~Zellner~~ ZELLER
Title: MEMBER

By: _____
Name: Robert Butler
Title: Owner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, STEVEN T. MORRIS the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Michael R. ZEHLER, 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 MEMBER of E TRINITY LN PROJECTS LLC, a Tennessee limited liability company, the within named bargainor, and that he, as such MEMBER, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of E TRINITY LN PROJECTS LLC as MEMBER, on behalf of said limited liability company.

Witness my hand and seal, this 1st day of May, 2020.

Notary Public

My Commission expires: 5-3-21
(seal)

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, STEVEN T. MORRIS, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Robert Butler, 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 MEMBER of E TRINITY LN PROJECTS LLC, a Tennessee limited liability company, the within named bargainor, and that he as such MEMBER, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of E TRINITY LN PROJECTS LLC as MEMBER, on behalf of said limited liability company.

Witness my hand and seal, this 1st day of May, 2020.

Notary Public

My Commission expires: 5-3-21
(seal)

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, which is greater, for this transfer is $ 1,730,000.00.

Affiant

Subscribed and sworn to before me this 1st day of May, 2020.

Notary Public
My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

Exhibit A

Being a tract of land lying in Nashville, Davidson County, Tennessee; being a portion of the westerly part of Business Block "A"; part of a closed alley; and Lots 10 and 11 all on the plan of Section 1 Rothwood, of record in Book 1424, page 134; and being more particularly described as follows:

Beginning at an existing iron rod on the northerly right-of-way line of East Trinity Lane, width varies, at a corner common with the property conveyed to Joy C. Marcum of record in Instrument Number 20040330-0035225; Thence with the northerly right-of-way line of East Trinity Lane, North 81 deg 45 min 34 sec West, 110.42 feet to an iron rod set at the beginning of a radius return to Ambrose Avenue, 50 feet in width; Thence leaving the northerly right-of-way line of East Trinity Lane with said radius return along a curve to the right having a radius 18.54 feet, a curve length of 15.49 feet and a chord bearing and distance North 17 deg 43 min 26 sec West, 15.04 feet to an iron rod set on the easterly right-of-way line of Ambrose Avenue; Thence with the easterly right-of-way line of Ambrose Avenue for the following calls: North 6 deg 12 min 04 sec East, 199.86 feet to an existing iron rod, North 6 deg 00 min 01 sec East, 120.00 feet to the southwest corner of Lot 12 on aforesaid Section 1 Rothwood; Thence leaving the easterly right-of-way line of Ambrose Avenue with the southerly line of Lot 12, South 83 deg 00 min 52 sec East, 212.77 feet to an iron rod set on the westerly line of Lot 2 on East Center Section One, Project # 00-M-01 of record in Instrument Number 20000828-0084430; Thence with the westerly Line of East Center Section One, South 6 deg 02 min 55 sec West, 138.07 feet to an existing iron rod at a corner common with said property conveyed to Joy C. Marcum; Thence with the northerly line of Marcum, North 83 deg 43 min 49 sec West, 92.56 feet to an existing iron rod; Thence with the westerly line of Marcum, South 7 deg 16 min 22 sec West, 196.70 feet to the point of beginning; containing 52,654 square feet or 1.209 acres more or less. This description was prepared from a survey prepared by Jason A. Garrett (RLS No. 2861), Clint Elliott Survey, 1711 Hayes Street, Nashville, TN 37203, (615) 490-3236, bearing Project ID: 935 E. Trinity Lane, with a latest revised date of April 9, 2020.

Being the same property conveyed to E. Trinity LN Projects, LLC of record in Instrument Numbers 20141006-0092561 and 20170731-0077259.

Exhibit B

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section 1 Rothwood, as recorded in Plat Book 1424, Page(s) 134, in the Register's Office of Davidson County, Tennessee.

2. Agreement for Dedication of Public Right-of-Way recorded at Instrument No. 20181207-0119567, in the Register's Office of Davidson County, Tennessee.

3. Easement recorded in Book 4241, Page 922, in the Register's Office of Davidson County, Tennessee.

4. Rights of parties in possession under unrecorded leases.

5. Easement rights retained as referenced in Metro Council Bill 063-103.

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

