Karen Johnson Davidson County
Batch# 405833 DEEDWARR
05/26/2020 03:03:35 PM 4 pgs
Fees: $23.00 Taxes: $6,978.94
20200526-0054152

This Instrument Prepared By:
LARRY K. TOLBERT, ATTORNEY
425 West College Street
Murfreesboro, Tennessee 37130

ADDRESS NEW OWNER
Wharton Capital Corporation
340 Madison Avenue, 19th Floor
New York, NY 10173

SEND TAX BILLS TO
New Owner

MORTGAGEE
N/A

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE" and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **TTF INVESTMENTS, LLC, a Tennessee limited liability company,** hereinafter called the "GRANTOR," has bargained and sold, and by these presents, does transfer and convey unto **WHARTON CAPITAL CORPORATION,** hereinafter called the "GRANTEE, its successors and assigns, certain tracts of land located in Davidson County, Tennessee, being described as follows, to-wit:

Tract 1:

Land in Davidson County, Tennessee, being Lot Nos. 49, 50, 51 and 56 on the Plan of Free Silver Plan Showing 2nd Addition of record in Plat Book 332, page 46, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lots.

Included in the above description but expressly excluded is that portion of the property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8295, page 649, re-recorded in Book 8299, page 314, said Register's Office.

Being also known as 0 Welker Lane; 0 Overall Street; 0 W. Trinity Lane; and 869 W. Trinity Lane, Nashville, Tennessee 37207.

Tract 2:

Land lying on the North side of Day Street (unimproved), 369.38 feet East of Old Buena Vista Road in the First Civil District, Metropolitan Nashville, Davidson County, Tennessee, being part of the land deeded to Allison & Betty

Dawkins by deed recorded in Instrument No. 20040311-0028065, Register's Office of Davidson County (R.O.D.C.), Tennessee, and more completely described as follows:

Beginning at an iron pin (old) on the North right of way of Day Street, 369.38 feet (measured along said North right of way) East of the East right of way line of Old Buena Vista Road and marking the Southeast corner of the land deeded to Thelma Hardy by deed recording in Instrument No. 20010828-0093505, R.O.D.C., Tennessee; thence, with the East line of said Hardy, N08deg. 42'57"W, a distance of 123.89 feet to an iron pin (old) at the Northeast corner of Hardy; thence, with the North line of Hardy, S78deg. 55'17"W, a distance of 276.01 feet to an iron pin (old) at the Southeast corner of the land deeded to Curtis L. Hayes, Jr. by deed recorded in Book 7876, page 159, R.O.D.C., Tennessee; thence, with the East line of said Hayes, N05deg. 58'38"W, a distance of 205.00 feet to an iron pin (set) at the East corner of other land deeded to Curtis Hayes, Jr. by deed recorded in Book 10860, page 142, R.O.D.C., Tennessee; thence, with the East line of said other land of Hayes; of the land deeded to George E. Thomas by deed recorded in Book 6716, page 876, R. O. D. C., Tennessee; of the land deeded to Cloda M. Lee by deed recorded in Book 10251, page 91, R.O.D.C., Tennessee, N41deg. 46'04"W, a distance of 435.11 feet to an iron pin (old) at the East corner of "Revision One, Phase Two, Nocturne Forest and Phase Three, Nocturne Forest" as recorded in Instrument No. 20030122-0008632, R.O.D.C., Tennessee; thence, with the East line of said Nocturne Forest, N45deg. 01'42"W, a distance of 88.75 feet to an iron pin (set) on the South line of "Phase Two, Nocturne Forest" as recorded in Instrument No. 20000602-0055004, R.O.D.C., Tennessee; thence, with the South line of said "Phase Two, Nocturne Forest", S80deg. 15'46"E, a distance of 903.42 feet to an iron pin (old) at the Northwest corner of the land deeded to Earnest E. Cowan by deed recorded in Book 8280, page 922, R.O.D.C., Tennessee; thence, with the West line of said Cowan, S08deg. 42'57"E, a distance of 473.93 feet to an iron pin (old) on the North right of way line of Day Street; thence, with said North right of way line S82deg. 30'00"W, a distance of 54.62 feet to a point; thence, severing said Dawkins land with the following five calls: N09deg. 30'01"W, a distance of 90.41 feet to a point; S81deg. 0027"W, a distance of 58.62 feet to a point; N15deg. 46'48"W, a distance of 49.53 feet to a point; S74deg. 14'25"W, a distance of 76.11 feet to a point; S15deg. 46'48"E, a distance of 128.24 feet to a point on the North right of way line of Day Street; thence, with the said North right of way line, S82deg. 30'001W, a distance of 120.83 feet to the Point of Beginning, containing 322,373 square feet or 7.401 acres, more or less.

Tract 3:

Land in Davidson County, Tennessee, being Lot 52 Map of Part of Free Silver Plan, as shown on plat of record in Plat Book 332, page 46, Register's Office

of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed by Warranty Deed from Trinity Lane Realty, LLC, a Tennessee limited liability company, to TTF Investments, LLC, a Tennessee limited liability company, as recorded on the 25th day of January, 2017, in Instrument No. 20170125-0008148, Register's Office of Davidson County, Tennessee.

The captioned property is further subject to restrictive covenants, easements and setback lines that are applicable to the above described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

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, its successors and assigns, forever, and, GRANTOR does covenant with the said 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, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and 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.

WITNESS, this 20th day of May, 2020.

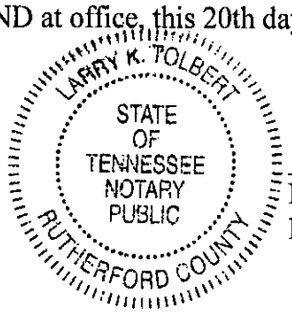
TTF INVESTMENTS, LLC
a Tennessee limited liability company

BY: _____
BRYAN PRINCE, Chief Manager

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

BEFORE ME, the undersigned authority of the State and County aforesaid, personally appeared **Bryan Prince,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Chief Manager** of **TTF Investments, LLC**, the within named bargainor, a Tennessee limited liability company, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Tennessee limited liability company as such authorized officer.

WITNESS MY HAND at office, this 20th day of May, 2020.



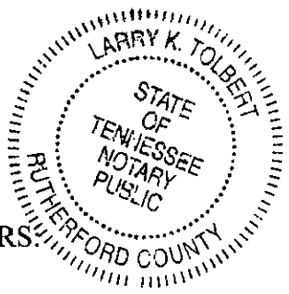
NOTARY PUBLIC
My Commission Expires: DEC 19 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is **$1,886,200.00.**

AFFIANT

SUBSCRIBED AND SWORN to before me on this 20th day of May, 2020.



NOTARY PUBLIC
My Commission Expires: DEC 19 2023

MAP/PARCEL NUMBERS:

070-07-0-063.00
070-03-0-007.00
070-03-0-006.00
070-07-0-062.00
070-07-0-061.00
070-07-0-060.00

Record and Return To:
COMMERCE TITLE AND ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: AGL-19-WCC-869