WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,850,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2020.

Notary Public

COMMISSION EXPIRES:

STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 412496 DEEDWARR
06/09/2020 03:24:30 PM 3 pgs
Fees: $18.00 Taxes: $6,845.00
20200609-0059266

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Germantown Hospitality, LLC	Germantown Hospitality, LLC	082-09-0-219
(NAME)	(NAME)	
1301 2nd Avenue North	2985 Elmhurst Court	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Clarksville, TN 37043-2850	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Frank Coll and Rochelle Coll** , HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Germantown Hospitality, LLC, a Tennesseee limited liability company,**:(HEREINAFTER REFERRED TO AS "GRANTEE"; THE TERMS "GRANTOR" AND "GRANTEE" TO INCLUDE THEIR RESPECTIVE HEIRS, LEGAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS WHERE THE CONTEXT REQUIRES OR PERMITS), THE FOLLOWING DESCRIBED REAL PROPERTY, TO WIT:

A certain tract or parcel of land located in Davidson County. State of Tennessee, described as follows, to-wit;

Tract 1
Being the South 84 1/4 feet of Lot No. 24 on the Map of Hugh W. McGavock's Addition to Nashville, of record in Book 17, Page 640, of the Register's Office for said County.

Said part of said lot fronts 84 1/4 feet on the West side of Second Avenue North and runs back between parallel lines, along the North margin of Monroe Street, 142.4 feet to a dead line or an alley
.
Tract 2
Being part of Lot No. '24 in H. W. McGavock's Addition to Nashville, as of record in Book 17, Page 640, Registers Office for said County, and more particularly described as follows:

Beginning at a point in the Westerly margin of Second Avenue North formerly Market Street; 84 feet North of the Northwest comer of Monroe Street and Second Avenue North; thence Westwardly parallel with the North margin of Monroe Street, 142 feet 4 inches to a point in the dividing line between Lot Nos. 9 and 24 on said plan; thence Northwardly, with the dividing line between said Lots Nos. 9 and 24, 32 feet to a point; thence Eastwardly, with a line parallel with the Southerly line of Lot No. 23, 142 feet 4 inches to the Westerly margin of Second Avenue North; thence Southerly with the Westerly margin of Second Avenue North, 32 feet to the point of beginning.

Being the same property conveyed to Frank Coll and Rochelle Coll, husband and wife by Deed dated September 28, 2012 from Community First Bank & Trust, recorded October 1, 2012, in Instrument Number 20121001-0088992, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 1301 2nd Avenue North Nashville, TN 37208

(House Number) (Street) (P.O. Address) (City or Town)(State) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, its successors and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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 our hands this 29th day of May, 2020.

Frank Coll

Rochelle Coll

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Frank Coll and Rochelle Coll,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 29th day of May, 2020.

Notary

Commission Expires: _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

CERTIFICATE OF AUTHENTICITY

I, Jack F. Stringham II, 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 TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Kay M. Tenpenny, a notary public for this county and state, Jack F. Stringham II, 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:

