# WARRANTY DEED

File #2019112774

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of August, 2020.

Notary Public

MY COMMISSION EXPIRES: 8/22/22
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Sosa Properties, LLC | | 034-06-0-041.00 |
| (NAME) 9275 Exton lane | (NAME) SAME | |
| (ADDRESS) Brentwood, TN 37027 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Karen Johnson Davidson County
Batch# 462578 **DEEDWARR**
08/24/2020 10:19:59 AM 2 pgs
Fees: $13.00 Taxes: $5,550.00

20200824-0095150

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/WE, **P & M Investment Company, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sosa Properties, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a parcel of land in the Tenth Civil District of Nashville, Davidson County, Tennessee, said parcel being south of Myatt Drive, north of Alta Loma Road, east of Interstate 65, west of and adjacent to Gallatin Pike and being more particularly described as follow;

Beginning at an iron pin (old) in the westerly right of way of Gallatin Pike (ROW Varies), said pin also being the northeast corner of the Faith Baptist Church of Madison Property, (Inst. No. 20090626-0059483, R.O.D.C.T), said pin also being the southeast corner of said herein tract described and having Tennessee State Plane Coordinates of Northing : 714489.62, Easting : 1761651.87;

Thence leaving Gallatin Pike and with the northern line of said Faith Baptist Church of Madison Property and the southern line of said herein tract , North 58 deg. 26 min. 04 sec. West, 190.43 feet to an iron pin (old), said pin being the southwest corner of the herein tract described, said pin also being a common corner to the Harbour Glen McHenry LLC Property, (Inst. No. 20161222-0134805, R.O.D.C.T.);

Thence leaving said Faith Baptist Church of Madison Property and with said common line of Harbour Glen McHenry LLC Property, North 34 deg. 57 min. 56 sec. East, 162.08 feet to an iron pin (old), said pin being the northwest corner of the herein tract described and having Tennessee State Plane Coordinates of Northing : 714722.08, Easting: 1761582.57;

Thence continuing with said common line, South 57 deg. 01 min. 04 sec. East, 190.11 feet to an iron pin (old) in the westerly right of way of said Gallatin Pike, said pin being the northeast corner of said herein tract described;

Thence leaving said common line and with said right of way of Gallatin Pike, South 34 deg. 57 min. 56 sec. West, 157.37 feet to the point of beginning and containing 30,348.68 feet or 0.69 acres, more or less.
Description taken from an ALTA/NSPS Land Title Survey prepared by William Logan McCraw, (TN RLS #2887) of DBS & Associates, (a TTL Company) conducted on 9-29-2017 (Project #SC 52050) - updated 8-10-2020

Together with a non-exclusive perpetual access easement for ingress and egress to and from Gallatin Road over the existing driveway running along the northeasterly property line of the above described property as shown as a "joint access easement" on that certain plat of All Care Medical Center McHenry, Shopping center, of record in Book 5190, page 701, Davidson County Register of Deeds Office.

Being the same property conveyed to P&M Investment Company, LLC by Warranty Deed from B & G Holdings, G.P., a Tennessee general partnership of record in Instrument No. 20171023-0108234, Register's Office for Davidson County, Tennessee, dated October 18, 2017 and recorded on October 23, 2017.

This conveyance is subject to: Subject to all matters shown on the Plan of record in Plat Book 5190, Page 701, Register's Office for Davidson County, Tennessee.; Public Utility Easement of record in Book 8342, Page 117, in the Register's Office for Davidson County, Tennessee.; Subordination, Non-Disturbance and Attornment Agreement with Tennessee Urgent Care Associates of record in Instrument Number 200305210069643, in the Register's Office for Davidson County, Tennessee.;

unimproved ☐
This is improved ☒ property, known as **1616 Gallatin Pike, Madison, TN 37115**

(House Number) (Street) (P.O. Address) (City or Town) (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, their 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 successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 19th day of August, 2020.

P & M Investment Company, LLC

BY: _____

Peter Woo Chul Park, Chief Manager

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Peter Woo Chul Park, 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 Chief Manager of P & M Investment Company, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing his name as Chief Manager of P & M Investment Company, LLC.

Witness my hand and official seal at office, this 19th day of August, 2020.

Commission expires:

8/22/22

Vanessa E. Allen STATE OF TENNESSEE NOTARY PUBLIC Rutherford Co.

_____
Notary Public

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128