THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 477904 **DEEDWARR**
09/17/2020 11:10:07 AM 2 pgs
Fees: $13.00 Taxes: $3,700.00

20200917-0106561

DAVID GANT NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **1,000,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: Mar 6, 2024

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Six on Fourth, LLC	F&M Bank 50 Franklin Street Clarksville, TN 37040	MAP
1228 4TH Avenue North	1639 Medical Center Parkway, Ste. 101	PARCEL 082-09-0-322.00
Nashville, TN 37208	Murfreesboro, TN 37129	
(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, **Monroe Crossing, LLC**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Six on Fourth, LLC,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract 1:
Land in Davidson County, Tennessee, being the Southern portion of Lot No. 34 in DT McGavock's First Addition to Nashville, a plat of which is of record in Book 10, Page 606-610, Register's Office for Davidson County, Tennessee, and being further described as follows:

Beginning at a point in the East side of North Cherry Street, now 4TH Avenue North, as the Northwest corner of Lot No. 35 on said plan, running thence Northwardly with the East margin of said Street, 47 1/2 feet to a point, thence Eastwardly 185 feet 4 inches to the center of an alley between Cherry and College Streets, now 3RD Avenue North, thence Southwardly along the center of said alley 47 1/2 feet to the Northeast corner of said Lot No. 35, thence Westwardly with the line of Lots 34 and 35 185 feet 4 inches to the beginning point.

Tract 2:
Land in Davidson County, Tennessee, being the Northerly 44 feet of Lot No. 35 on the plan Old T. McGavock's First Addition to Nashville, as of record in Book 10, Page 606-610, Register's Office for Davidson County, Tennessee, and being further described as follows:

Said part of Lot No. 35 fronts 44 feet on the Easterly side of 4TH Avenue North, formerly Cherry Street, and runs back between parallel lines 175 feet, more of less, to an alley.

Being a portion of the same property conveyed to Monroe Crossing, LLC, a Tennessee limited liability company by Warranty deed from Herbert L. Morrow, an unmarried man of record in Instrument No. 20191001-0099864 Register's Office for Davidson County, Tennessee, dated 09/30/2019 and recorded on 10/01/2019.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is **(X)** UNIMPROVED

( ) IMPROVED property known as **1228 4TH Avenue North, Nashville, TN 37208.**

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 heirs 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, their heirs 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 hand(s) this the 16th day of September, 2020.

Monroe Crossing, LLC

BY: _____
Steven D. Ezell

ITS: Chief Manager

BY: _____
Michael A. Hartley

ITS: Secretary

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared **Steven D. Ezell**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of the maker, **Monroe Crossing, LLC**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 16th day of September, 2020.

My Commission expires January 8, 2024

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared Michael A. Hartley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Secretary of the maker, Monroe Crossing, LLC, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 16th day of September, 2020.

My Commission expires January 8, 2024

_____
Notary Public

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON