THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-29260

DAVID GANT
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,690,000.00.

Gracey Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: MAR 6, 2024

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 487087 **DEEDWARR**
10/01/2020 10:08:48 AM 2 pgs
Fees: $13.00 Taxes: $9,953.00

20201001-0113270

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
More on Third, LLC.	NEW OWNER	
1227 3rd Avenue North		082-09-0-346.00
Nashville, TN 37208		
(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, WE, **Monroe Crossing, LLC, a Tennessee limited liability co,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **More on Third, 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 I

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of D.T. McGavock's First Addition to Nashville, as of record in Book 10, Pages 606-610, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 95 feet on the westerly side of 3rd Ave. North, formerly College Street and runs back between parallel lines 177 feet, more or less, to an alley.

Tract II

Land in Davidson County, Tennessee, being the northeast part of Lot No 11 on the Map of D.T. McGavock's First Addition to Nashville, as of record in Book 10, Pages 606-610, in the Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 56 feet on the Westerly side of 3RD Avenue North and runs back between parallel lines 177.13 feet to a dead line.Being a portion of the same property conveyed to Herbert L. Morrow by Warranty deed from William L. Taylor, Jr of record in Book 10690, page 800 Register's Office for Davidson County , Tennessee, dated October 31, 1997 and recorded on November 20, 1997. (Value or consideration as shown in aforementioned deed $262,000.00.)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. (Value or consideration as shown in aforementioned deed $3,000,000.00.)

Being also known as 1228 4TH Avenue North Nashville, TN 37208.

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 UNIMPROVED property known as **1227 3rd 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 hands this the 30th day of September, 2020.

Monroe Crossing, LLC, a Tennessee limited liability company

BY: _____
Steven D. Ezell

BY: _____
Michael A. Hartley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Steven D. Ezell, Chief Manager of Monroe Crossing, LLC, a Tennessee limited liability co,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30th day of September, 2020.

My Commission expires: January 8, 2024

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael A. Hartley, Chief Manager of Monroe Crossing, LLC, a Tennessee limited liability co,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30th day of September, 2020.

My Commission expires: January 8, 2024

_____
Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON