Karen Johnson Davidson County
Batch# 542125 DEEDWARR
12/23/2020 03:51:30 PM 5 pgs
Fees: $28.00 Taxes: $12,672.50
20201223-0153261

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

33792-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Schusterman Enterprises, LLC ATTN: Kurt Schusterman 7106 Crossroads Blvd, #206 Brentwood, TN 37027	New Owner	11808017800

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 consideration, the receipt of which is hereby acknowledged, the undersigned, **Douglas Printing Company, Inc., a Tennessee corporation** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Schusterman Enterprises, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

A tract of land in the First, formerly the Sixth, Civil District of Davidson County, Tennessee:

BEING Lot One on the Resubdivision of Lots 206, 213 and Part "B" on the Revised and Corrected Plan of Thompson and Rings Subdivision of Edenwold Park, as of record in Book 5190, Page 319, said Register's Office, and being bounded on the East by Winford Avenue and on the West by Eugenia Avenue, and being more fully described as follows:

BEGINNING at a concrete monument on the westerly right-of-way line of Winford Avenue, 400 feet, more or less, North of Cruzen Street, said monument also being the Northeast corner of Lot 205, Thompson and Rings Subdivision, as of record in Book 332, Page 29, said Register' Office, and proceeding as follows:

N 89° 00' 00" W, 150.00 feet; thence, N 1° 00' 00" E 50.00 feet; thence, N 89° 00' 00" W 15.00 feet; thence, S 1° 00' 00" W 50.00 feet; thence, N 89° 00' 00" W 164.78 feet to a concrete monument on the easterly right-of-way of Eugenia Avenue; thence, northwestwardly with a 746.08 foot radius curve to the left 113.66 feet to an iron pin; thence, N 70° 47' 45" E 118.03 feet; thence, S 89° 00' 00" E 250.00 feet to an iron pin on the westerly right-of-way line of Winford Avenue; thence, with said line S 1° 00' 00" W 150.00 feet to the POINT OF BEGINNING and containing 1.131 acres.

Being all of the same property conveyed to Douglas Printing Company, Inc., by Deed dated February 28, 1991 from Security Federal Savings and Loan Association of Nashville of record in Book 8303 Page 288, Register's Office for Davidson County, Tennessee.

Together with the right to use and occupy that portion of Alley No. 1837 included in said property that was closed by the Metropolitan Government of Nashville and Davidson County by Metropolitan County Council Bill No. 094-1259 filed in the County Court Clerk's Office for said county.

THIS is improved property known as 2601 Winford Ave, Nashville, TN 37211.

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 covenants 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 except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument to be effective the 23rd day of December, 2020.

Douglas Printing Company, Inc., a Tennessee corporation

By: _____
Name: David L. Douglas, Sr.
Its: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared David L. Douglas, Sr., with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Douglas Printing Company, Inc., a Tennessee corporation, the within-named bargainor, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand, at office, this 22nd day of December, 2020.

_____
Notary Public
My Commission Expires: J.b 3, 2023

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $3,425,000.00.

_____
Affiant

Subscribed and sworn to before me this 22nd day of December, 2020.

_____
Notary Public
My Commission Expires: 1/17/21

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT A

Permitted Encumbrances

1. Taxes for the year 2021 and subsequent years, not yet due and payable. Map and Parcel 11808017800. Taxes for 2020 have been prorated between the parties and paid as part of closing.

2. Rights and claims of Business For Good, LLC d/b/a California Closets of Tennessee, as tenant only without rights of purchase or first offer, under an unrecorded Commercial Lease Agreement.

3. All Matters as shown on the Plan of record in Plat Book 5190, Page 319, Register's Office for Davidson County, Tennessee.

4. All Matters as shown on the ALTA/NSPS Land Title Survey of 2601 Winford Avenue by U.S. Surveyor, Michael F. Feldbusch, TN R.L.S.# 1882, dated October 20, 2020 as Job Number SS54352.DWG_MSW.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Katherine Goodson a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023

