Karen Johnson Davidson County
Batch# 544234 DEEDWARR
01/04/2021 09:12:30 AM 4 pgs
Fees: $23.00 Taxes: $16,742.50
20210104-0000144

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
31977-1 / Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Jemal's Honky Tonk L.L.C. ATTN: Norman Jemal 655 New York Ave NW Suite 830 Washington, DC 20001	New Owner	09310044800

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, **Equitable Enterprises, Inc., a Tennessee corporation** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Jemal's Honky Tonk L.L.C., 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:

PARCEL NO. 1: LAND in Davidson County, Tennessee, being part of Lot No. 5 in R.B. Owen's Plan of lots, of record in Book 18, Page 1, Register's Office for Davidson County, Tennessee, described as follows: BEGINNING at the intersection of the easterly line of 4th Avenue South, formerly Cherry Street, with the northerly line of Lea Avenue, formerly Highland or Troost Street; thence, northerly with 4th Avenue South, 32 feet; thence, easterly with the southerly line of the Fogg property, 154 feet, more or less, to an alley; thence, southerly with the westerly line of said alley, 31-1/3 feet to Lea Avenue; and thence, westerly with the northerly line of said Lea Avenue, 145 feet, more or less, to the BEGINNING.

PARCEL NO. 2: LAND in Davidson County, Tennessee, being lots Nos. 2, 3 and 4 on the plan of G.M. Fogg's Estate, of record in Plan Book 1, Page 104, Chancery Court at Nashville, Tennessee. Said Lots Nos. 2, 3 and 4 front together 90 feet on the easterly side of 4th Avenue South, formerly Cherry Street, and extend back 164 feet on the southerly line and 175 feet on the northerly line to an alley, measuring 90 feet, more or less, thereon.

BEING all of the same property conveyed to Equitable Enterprises, Inc., a Tennessee corporation, by Deed dated February 9, 2005 from J.L. McCloud, a married man, of record in Instrument No. 20050302-0022732, Register's Office for Davidson County, Tennessee.

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.

IN WITNESS WHEREOF, the Grantor has executed this instrument with an effective date of December 30, 2020.

Equitable Enterprises, Inc., a Tennessee corporation

By: _____
Name: Stephen T. Inasu
Its: Director

STATE OF NEW JERSEY]
COUNTY OF MONMOUTH]

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

WITNESS my hand, at office, this 27th day of December, 2020.

_____
Notary Public
My Commission Expires: _____

VINCENT THOMAS
NOTARY PUBLIC, NEW JERSEY
MONMOUTH COUNTY, COMM# 2307172
COMMISSION EXPIRES ON OCTOBER 29, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $4,525,000.00.

_____
Affiant

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

_____
Notary Public
My Commission Expires: July 3, 2023

JEFFREY S. BEAN
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT A

Permitted Encumbrances

1. Taxes for the year 2021 and subsequent years, not yet due and payable. Map and Parcel 09310044800. 2020 taxes have been prorated between the parties and paid as part of the closing.

2. All Matters as shown on the Plan of record in Deed Book 18, Page 1, Register's Office for Davidson County, Tennessee, and Plan Book 1, Page 104, Chancery Court for Nashville, Tennessee.

3. Restrictions for the Rutledge Hill Redevelopment Plan, of record in Book 7084, Page 983; Book 7631, Page 606; Book 10512, Page 464; Book 10512, Page 477; Instrument No. 20130903-0092714; Instrument No. 20130903-0092716; and Instrument No. 20140410-0030060, Register's Office for Davidson County, Tennessee.

4. All matters as shown on the ALTA/NSPS Land Title Survey of 532 4th Avenue South by Barge Design Solutions, Tennessee R.L.S. # 1935 dated June 5, 2019, last revised December 10, 2020, 2020 as File No. 3707700.

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

