Karen Johnson Davidson County
Batch# 544658 DEEDWARRSP
01/04/2021 01:46:30 PM 7 pgs
Fees: $38.00 Taxes: $7,400.00
20210104-0000724

Prepared By:
NEAL & HARWELL, PLC
1201 Demonbreun Street
Suite 1000
Nashville, Tennessee 37203
(615) 244-1713

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP-PARCEL:
VIEWS of MC2 LLC 1033 Demonbreun Street Suite 300 Nashville, TN 37203	VIEWS of MC2 LLC 1033 Demonbreun Street Suite 300 Nashville, TN 37203	17300006500

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LINDA GALE SHORES** and **REBECCA BOWLING**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **VIEWS OF MC2 LLC**, a Tennessee limited liability company, the GRANTEE herein, its successors and assigns, a certain tract of land in Davidson County, Tennessee, described as follows, to wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

BEING LOTS NOS. 3 AND 4 ON THE MAP OF A SUBDIVISION OF PART OF THE KING PROPERTY, AS SHOWN ON THE SURVEY PREPARED BY H.B. FOWLKES, IN OCTOBER 1946, NOT OF RECORD, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF NOLENSVILLE PIKE, 200 FEET NORTH OF THE PROPERTY OF DOUGLAS ALLEN, AT THE COMMON CORNER OF LOTS 2 AND 3 ON SAID MAP; THENCE WITH THE LINE BETWEEN SAID LOTS, EASTERLY 739 FEET TO A POINT; THENCE NORTH 44° 08' WEST 400.5 FEET TO THE COMMON EASTERLY CORNER OF LOTS NOS. 4 AND 5; THENCE WITH THE LINE BETWEEN LOTS 4 AND 5, WESTERLY 728 FEET TO THE POINT IN THE EASTERLY MARGIN OF NOLENSVILLE PIKE; THENCE WITH THE MARGIN OF THE

SAME, SOUTH 40° 30' EAST 400 FEET TO THE POINT OF BEGINNING, CONTAINING 6.74 ACRES.

INCLUDED IN THE FOREGOING DESCRIPTION, BUT EXPRESSLY EXCLUDED THEREFROM, IS PROPERTY CONVEYED TO THE STATE OF TENNESSEE BY DEED OF RECORD IN INSTRUMENT NO. 201709130093643, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO REBECCA BOWLING AND LINDA GALE SHORES BY DEED FROM D. A. MAJORS, JR., OF RECORD IN BOOK 9842, PAGE 103, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 6228 Nolensville Pike, Nashville, Tennessee.

TO HAVE and to HOLD the said tract of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns forever.

GRANTORS covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, that they have good right to convey it and the same is unencumbered except for the following:

(i) Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

(ii) Agreement for Dedication of Easement Water Mains and Appurtenances from Rebecca Bowling and Linda Gale Shores to Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns forever, of record in Instrument No. 200312180180316, in the Register's Office of Davidson County, Tennessee.

(iii) Easement(s) to State of Tennessee contained in Deed of record in Instrument No. 201709130093643, in the Register's Office of Davidson County, Tennessee.

(iv) Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Dale & Associates on April 27 2020, revised December 23, 2020, designated project number 20019:

(A) Fence, ownership unknown, extends over north border onto subject property.
(B) Existing building extends over southwest border onto adjoining property.
(C) Gravel drive extends over southwest border into adjoining right-of-way.
(D) Overhead utility line and utility pole extend over southwest border onto subject property without benefit of an easement.

GRANTORS further covenant and bind themselves, their heirs, successors, assigns and

representatives to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 31st day of December, 2020.

(signatures on following pages)

Linda Gale Shores

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, Linda Gale Shores, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 30 day of December, 2020.

Denise F. Ethridge
Notary Public

My Commission Expires:

5-3-2021

DENISE F. ETHRIDGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Rebecca Bowling

Rebecca Bowling

STATE OF TENNESSEE)
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said County and State, Rebecca Bowling, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 29th day of December, 2020.

Ashley Jaeger

Notary Public

My Commission Expires:

1/9/2024

ASHLEY JAEGER
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 $2,000,000.00.

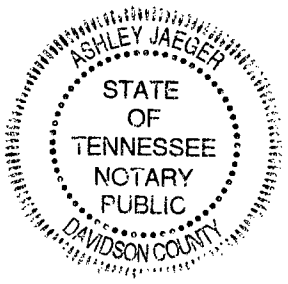
Rebecca Bowling
Affiant

Sworn to and subscribed before me this 29th day of December, 2020.

Ashley Jaeger
Notary Public

My Commission Expires:

4/9/2024



True Copy Certification

I, Matt Foster, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Matt Foster who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

JODEAN M. KING
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

My Commission Expires: 06/21/2021

Notary Seal: