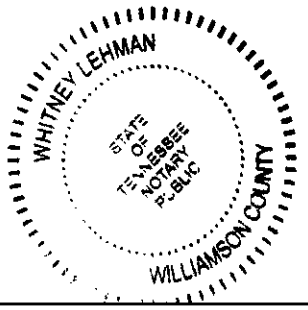


STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 1,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of January, 2021

Notary Public

MY COMMISSION EXPIRES: 1/28/2024

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Seward Hills, LLC	New Owner	10605013400
(NAME) 301 Lionheart Ct	(NAME)	
(ADDRESS) Franklin, TN 37067	(ADDRESS)	
(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,

B & G AUTO AND TRUCK REPAIR, INC., A TENNESSEE CORPORATION,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

SEWARD HILLS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

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:

Beginning at a point at the intersection of the Northerly margin of the L & N Railroad and the Westerly margin of Polk Avenue; thence with the Northerly margin of L & N Railroad South 63°00' West a distance of 228.84 feet to a point; thence leaving the Northerly margin of the L & N Railroad North 1°37' East a distance of 272.40 feet to a point on the Southerly margin of a proposed 60-foot road; thence with the Southerly margin of said proposed 60-foot road South 88°23' East a distance of 175.69 feet to a point; thence Easterly and Southerly with a 25-foot radius return to the right a distance of 39.23 feet to a point on the Westerly margin of Polk Avenue South 1°32' West a distance of 137.84 feet to a point of beginning and containing 1.0 acres, more or less.

Being the same property conveyed to B & G Auto and Truck Repair, Inc., a Tennessee Corporation by Deed dated December 14, 1973 from Transpo General, Inc., recorded December 17, 1973, in Book 4773, Page 312, in the Official Records of Davidson County, Tennessee.

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 *Improved* property is commonly known as: 82 Polk Avenue, Nashville, TN 37210

LT&E File #17618

Karen Johnson Davidson County
Batch# 560736 DEEDWARR
01/26/2021 09:52:45 AM 2 pgs
Fees: $13.00 Taxes: $5,550.00

20210126-0011198

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 my/our hand(s) this 25th day of January, 2021

B & G Auto and Truck Repair, Inc., a Tennessee Corporation

By: Linda Morelock
Linda Morelock, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public, of the state and county mentioned, personally appeared Linda Morelock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be President of B & G Auto and Truck Repair, Inc., the within named bargainor, a Corporation, and that such Linda Morelock as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Corporation as President.

Witness my hand and seal this 25th day of January, 2021.

Notary Signature

My commission expires: 11/14/27

