WARRANTY DEED

Karen Johnson Davidson County
Batch# 569442 DEEDWARR
02/05/2021 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20210205-0016994

B-AH-20-110-114

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: 7.17.2021
(AFFIX SEAL)

George Ziadeh
State of Tennessee
Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBER (S)
Richland Building Partners, LLC, a Tennessee limited liability company	New Owner	
(NAME)	(NAME)	**103-04-0-443.00 AND 103-04-0-444.00**
7127 Crossroads Blvd., Suite 102		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SEG INVESTMENTS, LP, A TENNESSEE LIMITED PARTNERSHIP, AS SUCCESSOR IN INTEREST TO THE DAVID W. GAW FAMILY LIMITED PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RICHLAND BUILDING PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots Nos. 10-B and 10-C on the plan of Resubdivision of Lot No. 10 Sylvan Park Subdivision, of record in Book 5190, page 398, Register's Office for said County.

Said Lots Nos. 10-B and 10-C fronts together 110.04 feet on the Easterly margin of 47th Avenue North and extends back 125.03 feet on the Northerly line and 132.49 feet on the Southerly line to a twice broken line in the rear, measuring 117.54 feet thereon.

Being the same property conveyed to The David W. Gaw Family Limited Partnership by Warranty Deed deed from Century III Residential - 82 Ltd., a partnership of record in Book 8760, page 752, Register's Office for Davidson County, Tennessee, dated October 16, 1992 and recorded on October 19, 1992. The David W. Gaw Family Limited Partnership, having since changed its name to G.E.P, LP, was the non-surviving entity in a merge with SEG Investments, LP. SEG Investments, LP is the successor in interest to the David W. Gaw Family Limited Partnership.

This conveyance is subject to:
• All matters as set forth per Plat Book 332, Page 104, Plat Book 5190, Page 398, Register's Office for Davidson County, Tennessee.

• Easements retained by Metropolitan Government as set forth in Ordinance No. 079-20, in the Metropolitan Clerk's Office for Nashville and Davidson County, Tennessee.

• Deed of Conveyance for water mains of record in Book 5613, Page 211, Register's Office for Davidson County, Tennessee.

• Deed of Conveyance for sanitary sewer lines of record in Book 5626, Page 828, Register's Office for Davidson County, Tennessee.

• Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers of record in Book 6129, Page 697, Register's Office for Davidson County, Tennessee.

- County of Davidson taxes for the year 2021 and subsequent years, a lien not yet ascertainable, due or payable.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **Improved** property known as: **110 and 114 47th Ave N, Nashville, Tennessee 37209**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 4th DAY OF FEBRUARY, 2021.

SEG Investments, LP, a Tennessee limited partnership, as successor in interest to the David W. Gaw Family Limited Partnership

General Partner
J.D. Management, Inc., a Tennessee Corporation

By:_____
Jeffrey Gaw, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 4th day of February, 2021, before me personally appeared Jeffrey Gaw, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged himself to be the Authorized Agent of J.D. Management, Inc., a Tennessee Corporation, General Partner of SEG Investments, LP, a Tennessee limited partnership as successor in interest to the David W. Gaw Family Limited Partnership, the within named bargainor, a partnership, and that he as such Authorized Agent of J.D. Management, Inc, General Partner of SEG Investments, LP, a Tennessee limited partnership as successor in interest to the David W. Gaw Family Limited Partnership, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and Official Seal this the 4th day of February, 2021.

Megan Paulus
Notary
My Commission Expires: 3/7/23

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

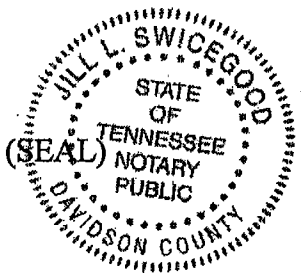
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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