Name and Address of New Owner:
Third Basemen, LLC
903 Estes Road
Nashville, TN 37215

Send Tax Bills To:
Third Basemen, LLC
903 Estes Road
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 638183 **DEEDWARR**
05/18/2021 10:50:34 AM 4 pgs
Fees: $23.00 Taxes: $4,440.00
20210518-0066813

This Instrument Prepared By:
Tia Lipscomb
Blueprint Title TN
901 Woodland Street
Suite 104
Nashville, TN 37206

Map & Parcel No: 105-07-0-447-00

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Bento Nashville II, LLC, a Tennessee Limited Liability Company** , "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Third Basemen, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described according to the ALTA/ACSM Land Title Survey by G. Scott Carter, TN RLS No. 2391 with Clint Elliott Survey, as follows:
>
> Being a tract of land lying in Nashville, Davidson County, Tennessee also being part of Lot 15 on the Plan of John Nelson's Addition to South Nashville of record in Book 2, page 182 in the Register's Office for Davidson County, Tennessee and being more particularly described as follows:
>
> Beginning at an existing iron rod on the westerly right-of-way line of Third Avenue South, 50 feet in width, at a corner common with the property conveyed to Bento Nashville, LLC of record in Instrument Number 20160830-0090710 in said Registers Office;
>
> Thence with the westerly right-of-way line of Third Avenue South, South 26 degrees 41 minutes 56 seconds East, 65.00 feet to a nail set at a corner common with the property conveyed to Cason A. Dickinson of record in Instrument

Number 20021011-0125440;

Thence leaving the westerly right-of-way line of Third Avenue South with the northerly line of said Dickinson, South 58 degrees 48 minutes 41 seconds West, 107.80 feet to an iron rod set on the easterly right-of-way line of CSX Railroad, width varies;

Thence with the easterly right-of-way line of CSX Railroad, North 50 degrees 08 minutes 23 seconds West, 71.91 feet to an existing iron rod at a corner common with said Bento Nashville, LLC;

Thence with the southerly line of Bento Nashville, LLC, North 60 degrees 09 minutes 36 seconds East, 136.28 feet to the point of beginning; containing 8,088 square feet or 0.186 acres more or less.

APN: 105-07-0-447-00

Being the same property conveyed to Bento Nashville II, LLC by Special Warranty deed from Ivey L. Gray and wife, Janie M. Gray of record in Instrument No. 20180122-0006265 Register's Office for Davidson County, Tennessee, dated January 17, 2018 and recorded on January 22, 2018. (Value of consideration shown in aforementioned deed $10.00.) Being also known as 1281 3Rd Avenue South Nashville, Tennessee 372104151.

Being the same property conveyed to Bento Nashville II, LLC by Quitclaim deed from Ivey L. Gray and wife, Janie M. Gray of record in Instrument No. 20180122-0006264 Register's Office for Davidson County, Tennessee, dated January 17, 2018 and recorded on January 22, 2018. (Value of consideration shown in aforementioned deed $10.00.) Being also known as 1281 3Rd Avenue South Nashville, Tennessee 372104151.

Being the same property conveyed to Ivey Gray and wife, Janie Gray by Warranty deed from Peggy Mathes, Administrator for the Estate of Ronald Martin, deceased of record in Instrument No. 20021011-0125438 Register's Office for Davidson County, Tennessee, dated October 2, 2002 and recorded on October 11, 2002. (Value of consideration shown in aforementioned deed $10.00.) Being also known as 1281 3Rd Avenue South Nashville, Tennessee 372104151.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Any governmental zoning and subdivision ordinances or regulations in effect thereon.

All applicable conditions, restrictions, reservations, easements, etc. as shown on recorded plat.

The accuracy of the Index Book of the said Register's Office; and any other matters which an accurate survey of the Property might disclose.

TOGETHER WITH any and all the rights, privileges, easements, improvements and appurtenances to the same belonging.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 13TH ~~14th~~ day of May, 2021.

Bento Nashville II, LLC, a Tennessee Limited Liability Company

By: _____
Peter Koziol, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, JEFFREY STEVEN WYNN of the state and county mentioned, personally appeared Peter Koziol, 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 Sole Member of Bento Nashville II, LLC, the within named bargainor, a Limited Liability Company, and that such Peter Koziol as such Sole Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Sole Member.

Witness my hand and seal, at office in NASHVILLE TN, this 14th day of May, 2021.

Notary Signature

Printed Name: JEFFREY STEVEN WYNN

My commission expires: 3/20/2024

JEFFREY STEVEN WYNN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

**AFFIDAVIT OF VALUE**

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,200,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
14th day of May, 2021.

Notary Public
My commission expires:
File No. 2021-5207-TN