RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 655470 DEEDWARR
06/11/2021 01:54:30 PM 4 pgs
Fees: $23.00 Taxes: $1,572.50
20210611-0079168

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

STATE OF Tennessee)
COUNTY OF Robertson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $425,000.00.

Annaston Boger
Affiant

Sworn to and subscribed before me this 9 day of June, 2021.

Patti Robitaille
Notary Public

My Commission Expires: _____

(SEAL)

PATTI ROBITAILLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES MARCH 01, 2023

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Tenir LLC, a California Limited Liability Company 555 12th Street Ste 1970 Oakland CA 94607	New Owner(s) C/O Tony Clouse 134 Hills Hollow Rd Goodlettsville TN 37072	041-12-0-088.00 & 041-12-0-089.00

This Indenture is made on the 31st day of May, 2021, by and between **RONALD R. MCCRARY AND FRANCES GAIL MCCRARY, HUSBAND AND WIFE** ("Grantor"), and **TENIR LLC, A CALIFORNIA LIMITED LIABILITY COMPANY** ("Grantee"). **Grantee is an exhange accommodation title holder, which is merely a "holding entity" whose sole purpose is to acqurie title on behalf of the real party in interest, in a tax deferred exhange under IRC §1031 and Rev. Proc. 2000-37.**

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Tract 1: A tract of land in the 11th, formerly 19th Civil District of Davidson County, Tennessee being a part of Lot No. 1 on the Plan of the Gleaves Land, of record in Book 42, Page 643, Register's Office for said County, and being known as Lot No. 5 on the Map of Locust Hill Subdivision, not of record, and described according to a copy of a survey made by S.E. Davis, Surveyor, January 10, 1946, as follows: Beginning at a point in the south margin of Old Hickory Boulevard, Hall's Lane Section, 500 feet east of the easterly margin of Dickerson Pike, being the corner of Lots Nos. 4 and 5; thence with the line between said lots, southerly 364.6 feet; thence easterly 100 feet to the corner of Lots Nos. 5 and 6; thence with the line between said lots northerly 364.6 feet to the south margin of Old Hickory Boulevard; thence with the margin of the same, westerly 100 feet to the beginning.

Being the same property conveyed to Steve Gray, married by Deed from The Estate of Ruby E. Richey, dated February 23, 2004 and recorded on February 26, 2004 in Instrument No. 200402260021936, Register's Office for Davidson County, Tennessee. The said Steve Gray died intestate on October 12, 2010 leaving his wife, Gerry Ann Gray as sole surviving heir, pursuant to Affidavit of Heirship record in Instrument No. 202106110079167, in the Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Ronald R. McCrary and Frances Gail McCrary, husband and wife by Warranty deed from Gerry Ann Gray, an unmarried person of record in Instrument No. 20120521-0043631 Register's Office for Davidson County, Tennessee, dated May 15, 2012 and recorded on May 21, 2012.

Tract 2: Land in Davidson County, Tennessee, being Lot No. 4 on the Map of a Re-Subdivision of part of Tract 1 of the Gleaves Land, in the 11th Civil District called Locust Hill Subdivision, not of record, and described as follows: Beginning at a point in the south margin of Old Hickory Boulevard, Hall's Lane Section at the corner of Lots 3 and 4, being 400 feet east of the easterly margin of Dickerson Pike; thence with the line between said lots, southerly 364.6 feet to a point; thence easterly 100 feet to a corner of Lot No. 5; thence with the line between Lots Nos. 4 and 5, northerly 364.6 feet to the south margin of Old Hickory Boulevard; thence with the margin of the same, westerly 100 feet to the point of beginning.

Being the same property conveyed to Ronald R. McCrary and Frances Gail McCrary, husband and wife by Warranty deed from Alice Gray, an unmarried woman of record in Instrument No. 20120521-0043641 Register's Office for Davidson County, Tennessee, dated May 30, 2012 and recorded on May 21, 2012.

Theses improved properties known as 929 Old Hickory Blvd. and 931 Old Hickory Blvd, Madison, TN 37115.

This conveyance is being made subject to:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or Mortgage thereon covered by the form.

2. Rights or claims of parties in possession not shown by the public records.

3. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

4. Taxes or special assessments which are not shown as existing liens by the public records.

5. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

6. Easements or claims of easements not shown by the Public Records.

7. If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed, the company assumes no liability for taxes assessed by correction or supplemental assessment.

8. Taxes for the year 2021, a lien not yet due and payable.

9. Subject to all matters shown on the Plan of record in Plat Book 42, Page 643, Register's Office for Davidson County, Tennessee.

10. Right-of-way for Highway purposes of record in Book 4829, Page 749 and Book 4845, Page 954, in the Register's Office for Davidson County, Tennessee.

11. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6313, Page 889 and Book 6313, Page 895, in the Register's Office for Davidson County, Tennessee.

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12. Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.

13. No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.

14. Subject to the flow of any creeks, streams, or branches across subject property.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 31st day of May, 2021.

GRANTOR:

Ronald R. McCrary

Frances Gail McCrary

STATE OF Tennessee)
COUNTY OF Robertson)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, RONALD R. MCCRARY AND FRANCES GAIL MCCRARY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of June, 2021.

Notary Public

My Commission Expires: 4-25-24

CHANCE ALEXANDER SUMMERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202106110079168

TRUE COPY CERTIFICATION

I, PATTI ROBITAILLE, 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.

Patti Robitaille

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, Gillian Kummer, a notary public for this county and state, PATTI ROBITAILLE who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Gillian B Kummer
Notary Public

My Commission Expires: October 18, 2022

GILLIAN BUCHANAN KUMMER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY