Karen Johnson Davidson County
Batch# 700267 DEEDWARR
08/18/2021 10:45:30 AM 4 pgs
Fees: $23.00 Taxes: $12,025.00
20210818-0111669

Warranty Deed

ERIC HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires March 06, 2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $3,250,000.00. Affiant Subscribed and sworn to before me, this the 16th day of August, 2021. Notary Public My commission expires: 3/6/24

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
G & S Partners, G.P.	Fourth Capital Bank	093-11-0-170
513 3rd Avenue South	10 Lea Avenue, Suite 900	093-11-0-169
Nashville, TN 37210	Nashville, TN 37210	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RUTLEDGE PROPERTIES, G.P., A TENNESSEE PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **G & S PARTNERS, G.P., A TENNESSEE PARTNERSHIP**, HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Those certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to-wit:

Tract No. I:

Land in Davidson County, Tennessee, being the easterly 79 feet of Lots No. 25 and 26 on the easterly 79 feet of the north half of Lot No. 24 in the Rutledge's Addition to Nashville, a plan of which is of record in Book 21, Page 73, Register's Office for Davidson County, Tennessee.

Said property, which is a corner tract, adjoins and fronts together 125 feet on the westerly margin of Rutledge Street and fronts 79 feet on the southerly margin of Lea Avenue, formerly Highland Avenue, and extends back 79 feet on the southerly line and 125 feet on the westerly line to a point of intersection.

Tract No. II:

Land in Davidson County, Tennessee, being Lot No. 5 on the plan of Alloway Brothers Subdivision of Lots No. 11-12-13-24-25-26, Rutledge's Addition to Nashville, of record in Book 421, Page 192, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 fronts 44 on the southwesterly margin of Lea Avenue, formerly Highland Street, and extends back between parallel lines, 125 feet to a dead line.

Being the same property conveyed to Rutledge Properties, a Tennessee general partnership composed of Gary Blackburn, Malcolm McCune, Perry Happell and Mathew Zenner, by Warranty Deed from 101 Lea Avenue, Inc., a Tennessee corporation, of record in Instrument No. 20050913-0109591, in the Register's Office for Davidson County, Tennessee, dated September 9, 2005, and recorded on September 13, 2005.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 101 & 103 Lea Avenue, Nashville, TN 37210, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 singular, and the use of any gender shall be applicable to all genders.

WITNESS OUR HANDS EFFECTIVE AS OF THE 16th day of August, 2021.

Rutledge Properties, G.P., a Tennessee Partnership

By: _____
Perry Happell, Partner

By: _____
Malcolm McCune, Partner

By: _____
Mathew Zenner, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Perry Happell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of Rutledge Properties, G.P., a Tennessee Partnership, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 16th day of August, 2021.

_____
Notary Public

My Commission Expires: 3/6/24

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 06, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Malcolm McCune, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of Rutledge Properties, G.P., a Tennessee Partnership, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 16th day of August, 2021.

Notary Public

My Commission Expires: 3/6/24

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 06, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mathew Zenner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of Rutledge Properties, G.P., a Tennessee Partnership, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 16th day of August, 2021.

Notary Public

My Commission Expires: 3/6/24

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 06, 2024

Tennessee Certification of Electronic Document

I, Steven T. Morris, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 08/18/2021 (date of document).

Affiant Signature

08/18/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 18th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
MY COMMISSION EXPIRES MAY 5, 2025