THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210635624

Karen Johnson Davidson County
Batch# 715979 **DEEDWARR**
09/15/2021 10:44:22 AM 2 pgs
Fees: $13.00 Taxes: $8,695.00

20210915-0123726

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,350,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of September, 2021.

Notary Public
My Commission Expires:

ABIGAIL WOODARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
701 Gallatin Pike LLC 701 Gallatin Pike N. Madison TN 37115	New Owner c/o Ryan Sweeney 2231 Hollister Terrace Glendale, CA 91206	Tax Parcel ID No. 04305003900

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Biagio Sosta** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **701 Gallatin Pike LLC, a Tennessee limited liability company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee. Being Lot No. 1 on the Map of Madison Annex Subdivision, of record in Book 843, Page 32, Register's Office for Davidson County, and part of Lot No. 1 on the Map of the Subdivision of Mrs. Charles T. Williams, of record in Book 843, Page 1, said Register's Office, described as follows:

Beginning at an iron pin in the Westerly margin of Gallatin Road at the Northeast Corner of said Lot No. 1 on the Map of Madison Annex Subdivision, thence, S. 2 Deg. 00' 00" W. 136.60 feet to an iron pin set; thence, leaving said road margin and continuing in line with an existing retaining wall, N. 86 Deg. 26' 51" W. 101.03 feet to an iron pin set in the corner of said wall; thence, with said wall, N. 03 Deg. 23' 43" E. 7.04 feet to an iron pin set at the corner of said wall; thence, with said wall, N. 86 Deg. 49' 12" W. 64.32 feet to an iron pin set at the end of said wall; thence, S. 05 Deg. 42' 21" W. 5.59 feet to an iron pin set; thence, N. 86 Deg. 37' 33" W. 25.25 feet to a mark on the Southerly side of a retaining wall; thence, with said wall, N. 19 Deg. 52' 30" W. 26.49 feet to an iron pin set in the corner of said wall, thence, with said wall, N. 86 Deg. 10' 45" W. 123.42 feet to an iron pin set at the end of said wall; thence, S. 89 Deg. 37' 36" W. 96.64 feet to a point in fence line, said point being in the line of the L & N Railroad and also being the new Southwest corner of the herein described tract; thence, with said L & N Railroad line, N. 11 Deg. 43' 36" East 107.31 feet to a fence corner; thence, leaving said L & N Railroad line, S. 88 Deg. 01' 42" E. 402.39 feet, to the Point of Beginning, containing 1.10 acres, more or less, as surveyed July 07, 1996, Revised June 06, 1997, by L. Steven Bridges, Jr., R.L.S. #1740, of Land Surveying and Consulting, 313 East Main Street, Suite Eleven, Hendersonville, Tennessee 37075.

Together with a parking easement in favor of Biagio Sosta, his heirs and assigns, the same being described as follows:

Beginning at an iron rod in the Westerly Margin of Gallatin Road, at the Northeast corner of the Patel property, as described above; thence, with said road margin, S. 01 Deg. 47' 33" W. 31.05 feet to a point thence, leaving said road margin, N. 88 Deg. 10' 10" W. 27.58 feet to a point; thence, N. 51 Deg. 12' 16" W. 7.68 feet to a point thence, N. 02 Deg. 59' 04" East 27.43 feet to a point; thence, S. 86 Deg. 26' 51" E. 33.27 feet to the Point of Beginning. Containing 0.02 acres, more or less.

Being the same property conveyed to Biagio Sosta by Warranty Deed from Carl E. Campbell, et al, of record in Book 6176, Page 578, in the Register's Office for Davidson County, Tennessee, dated November 15, 1983, and recorded on November 16, 1983.

Being the same property described in that certain Agreed Order entered in Cause No. 94-1087-II in the Chancery Court for Davidson County, Tennessee, of record in Book 11438, Page 856, in the Register's Office for Davidson County, Tennessee.

Subject property is not the primary, marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF MADISON ANNEX SUBDIVISION, as recorded in Plat Book 843, Page(s) 32.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF THE SUBDIVISION OF MRS. CHARLES T. WILLIAMS, as recorded in Plat Book 843, Page(s) 1.

Easement for Telecommunications, recorded in Instrument No. 20120228-0017172.

Rights or claims of tenants under unrecorded leases.

Possible encroachment of parking area into neighboring parcel.

Possible right of Railroad to increase its right-of-way to the full extent of its charter.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 701 Gallatin Pike N. Madison TN 37115

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of September, 2021.

Biagio Sosta _____ _____

Biagio Sosta

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Biagio Sosta, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of September, 2021.

_____
Notary Public
My Commission Expires: 5/7/2024

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024