Karen Johnson Davidson County
Batch# 730970 DEEDWARR
10/06/2021 11:23:58 AM 4 pgs
Fees: $23.00 Taxes: $8,510.00
20211006-0134309

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is **$2,300,000.00.**

Affiant

Subscribed and sworn to before me
This 30th day of Sept., 2021.

Notary Public

ROBERT ELLIOTT GRAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

My Commission Expires:

Address New Owners as:	Tax Bill To:	Map / Parcel
Southern Exchange and Acquisition, Inc., Trustee for Main Street Land Trust P.O. Box 160730., Nashville, TN 37216	New Owner	095 04 0 044.00 095 04 0 046.00

This instrument prepared by: **Belle Meade Title & Escrow, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. This instrument is being prepared from information furnished by the parties without benefit of a title examination.**

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 sufficiency of all of which are hereby acknowledged, **FCMG Properties, LLC** (The "Grantor"), has bargained and sold, and by these presents do transfer and convey unto **Southern Exchange and Acquisition, Inc., Trustee of the Main Street Land Trust** (The "Grantee"), a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows, to wit:

Tract I
Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located on the southerly side of Lebanon Road, between McGavock Pike and Graylynn Drive, being a portion of the property conveyed to Mary C. Freeman by Freeman BMD, a Delaware joint venture, by deed of record in Book 7769, Page 379, R.O.D.C., and being more particularly described as follows:

Beginning at a point in the southerly margin of Lebanon Road said point being easterly 552 feet, more or less, from the centerline of McGavock Pike;

Thence, with said margin N 78 deg. 35' E, 88.47 feet to a point;

Thence, leaving said margin S 11 deg. 17' E, 200.01 feet to a point;
Thence, S 78 deg. 35' W, 90.56 feet to a point;

Thence, N 10 deg. 41' W, 200.03 feet to the point of beginning.

Containing 171904 square feet or 0.41 acres, more or less.

Tract II
Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, located on the southerly side of Lebanon Road between McGavock Pike and Graylynn Drive, being a portion of the property conveyed to Mary C. Freeman by Freeman BMD, a Delaware joint venture, by deed of record in Book 7769, Page 3791 R.O.D.C., and being more particularly described as follows:

Beginning at a point in the southerly margin of Lebanon Road, said point being easterly 455 feet, more or less, from the centerline of McGavock Pike;

Thence, with said margin N 78 deg. 35 El 97.18 feet to a point;

Thence, leaving said margin S 10 deg. 41' E, 407.13 feet to a point in the northerly line of Eva More Heights Subdivision as of record in Book 1424, Page 1491 R.O.D.C.;

Thence, with said line 83 deg. 56' WI 73.18 feet to a point;

Thence, continuing with said line N 83 deg. 54' WI 25.07 feet to a point;

Thence, leaving said line with the easterly line of property conveyed to B.N. Oakley by deed of record in Book 5117, Page 818, R.O.D.C., N 11 deg. 09' WI 377.57 feet to the point of beginning.

Containing 37,498 square feet or 0.86 acre, more or less.

Tracts I and Il are described in a survey dated August 29, 1990, prepared and certified by Wendell H. Talley, Sr. of Barge, Waggoner, Sumner and Cannon, Tennessee License No. 7851 whose address is 162 Third Avenue North Nashville, TN. 37219.

Being the same property conveyed to J. Gary Allen and spouse, Teryl P. Allen by deed from Mary C. Freeman, of record in Book 8191, Page 702, dated September 5, 1990, Register's Office for said County.

This conveyance is subject to Restrictive Covenants of record in Book 2741, Page 2, Register's Office for said County.

This conveyance is subject to all recorded and unrecorded, zoning regulations, building restrictions, and setback lines, easements, and rights of way for public utilities.

This is improved property, known as 2515 & 2517 Lebanon Pike, Nashville, TN 37214.

This conveyance is made subject to:

1. 2021 taxes, which have been prorated and paid by the Grantee.

2. Deed for Easement of record in Book 8194, Page 710; Ingress and Egress Easement of record in Book 2496, Page 492 amended in Book 3945, Page 210; Sanitary Sewer Easement of record in Book 42781 Page 168; Book 4281 , Page 240 and 243; and Book 4298, Page 508; and Ingress and Egress Easement of record in Book 2903, Page 509, said Register's Office. Power of Attorney of record in Instrument 20141104.0101756, Register's Office for said County.

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

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its heirs, and successors, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Frank Batson, Manager

9/30/21
Date

ACKNOWLEDGEMENTS

STATE OF Tennessee }
COUNTY OF Davidson }

Before me, the undersigned of the state and county mentioned, personally appeared, **Frank Batson, manager of FCMG Properties, LLC,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **manager of FCMG Properties, LLC**, and as such **manager** acknowledged that he is authorized to execute the foregoing instrument on behalf **of FCMG Properties, LLC** the within named bargainor, **a limited liability company**, and that he as such **manager**, executed the foregoing instrument for the purpose therein contained, by signing the name **of the limited liability company as manager**.

WITNESS my hand and official seal on this 30th *day of* September, 2021.

ROBERT ELLIOTT GRAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024

Robert Graves
Notary Public My Commission Expires: 03-06-24