Karen Johnson Davidson County
Batch# 761566 DEEDWARR
11/29/2021 11:09:36 AM 3 pgs
Fees: $18.00 Taxes: $19,240.00
20211129-0157019

This Instrument Prepared By:
LARRY K. TOLBERT, ATTORNEY
425 West College Street
Murfreesboro, Tennessee 37130

ADDRESS NEW OWNER:
1425 4TH AVE S LP
918 South Street
Nashville, TN 37203

MORTGAGEE:
N/A

SEND TAX BILL TO:
New Owner

MAP & PARCEL NOS.
105-07-0-415.00
105-07-0-413.00
105-07-0-414.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE," and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MAD DOG INVESTMENTS, LLC, a Tennessee limited liability company,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **1425 4TH AVE S LP,** hereinafter called the "GRANTEE," its successors and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Map/Parcel 105-07-0-415.00 (All of Lots 36, 37 and 38)
Known as 1425 4th Avenue South, Nashville, Tennessee 37210

Land in Davidson County, Tennessee, being all of Lots 36, 37 and 38 as shown on the Plat of B.F. Brown's Plan of the Rains Spring Property, of record in Plat Book 57, Page 115, Register's Office for said County, described as follows:

Beginning at the northwest corner of Parcel 413.00 this survey, and the southeast corner of herein described property, said point is a 1/2" iron rod set with cap stamped SEC, INC. having a reference tie of N08 degrees 14' W, a distance of 65.0 feet to the centerline of intersection of 4th Avenue South and Carney Street; thence, with the northerly line of Lot 35, S 60 degrees 16' 30"W, a distance of 290.93' to a 1/2" iron rod with cap stamped SEC, INC. marking the east margin of a 20' alley, and being the southwest property corner of herein described property; thence, leaving Lot 35, along said alley N08 degrees 10'21E, a distance of 190.02' to a 1/2" iron rod set with cap stamped SEC, INC., said rod marks the southwest corner of the Al Farooq Property Lot 39, and the northwest corner of herein described property; thence, leaving said alley, along the southerly line of Lot 39, N60 degrees, 16'30"E, a distance of 170.91' to a 1/2" rod with cap stamped SEC, INC. in the westerly right of way of 4th Avenue South, at the back of side walk; thence, along said right of way, S30 degrees 59'11"E, a distance of 150.00 to the point of beginning, having an area of 34,648 square feet or 0.795 acres as per a survey by SEC-INC. dated January 11, 2019.

Map/Parcel 105-07-0-413.00 (P/O Lot 35)
Known as 1504 4th Avenue South, Nashville, Tennessee 37210

Beginning at the southeast corner of Parcel 415.00, and the northwest corner of herein described Parcel 413.00, said point is a 1/2" iron rod set with cap stamped SEC, INC. having a reference tie of N08 degrees 14' W, a distance of 65.0' to the centerline intersection of 4th Avenue South and Carney Street; Thence, along the west right of way of 4th Avenue South, S30 degrees 59'11"E, a distance of 50.00' to a 1/2" iron rod with cap stamped SEC, INC., said rod marks the northwest corner of the BAS, LLC property Lot 34, Deed Book 1005, Page 425 (R.O.D.C., TN), and the southeast corner of herein described Lot; thence, leaving said right of way, along the southerly line of Lot 34, S60 degrees 16'30"W, a distance of 147.92' to a 1/2" iron rod with cap stamped SEC, INC. Said rod marks the southeast corner of Paul Slate, Parcel 414.00,

this survey W.B. 211, PG. 95 (R.O.D.C., TN), and the southwest corner of the herein described lot; thence N26 degrees 43'37"W, a distance of 50.07' to a 1/2" iron rod set with cap stamped SEC, INC., said rod makes the northeast corner of said Paul Slate property, and the northwest corner of the herein described Lot; thence, with the south line of Parcel 415, N60 degrees 16'30"E, a distance of 144.19' to the point of beginning, having an area of 7,298 square feet or 0.168 acres per survey by SEC-INC. dated January 11, 2019.

Map/Parcel 105-07-0-414.00 (P/O Lot 35)
Known as 1504 4th Avenue South, Nashville, Tennessee 37210

Commencing at the southeast corner of Parcel 415.00, and the northwest corner of Parcel 413.00, said point is a 1/2" iron rod set with cap stamped SEC, INC. having a reference tie of N08'14'W, a distance of 65.0' to the centerline intersection of 4th Avenue South and Carney Street; thence, leaving west right of way of 4th Avenue South, along the northerly property line of Lot 35, S60 degrees 16'30"W, a distance of 144.19' to the point of beginning, said point is a 1/2" iron rod with cap stamped SEC, INC. Said rod marks the northwest corner of Paul Slate Parcel 413.00 Deed Book 1199, Page 677 (R.O.D.C.TN), this survey, and the northeast corner of herein described Lot; thence, S26 degrees 43'37"E, a distance of 50.07' to a 1/2' iron rod set with cap stamped SEC, INC. set in fence line, said rod marks the southwest corner of the aforementioned Paul Slate Property and the southeast corner of herein described Lot; thence, along the northerly line of Lot 34, and a fence, S60 degrees 16'30"W, a distance of 108.86' to a 1/2" iron rod with cap stamped SEC, INC. Said rod marks the north margin of a 20' wide alley #1298, southwest corner of BAS, INC., Parcel 412.00 Deed Book 1005, Page 425 (R.O.D.C.TN), and a southerly corner of herein described Lot; thence, along the north margin of Ally #1298 and a fence N83 degrees 19'45"W, a distance of 58.55' to a 1/2" iron rod with cap stamped SEC, INC. Said rod marks the east margin of a 20' wide alley #1300, the southwest corner of herein described Lot; thence, along said east margin and a fence, N08 degrees 10'21"E, a distance of 19.33' to a 1/2" iron rod set with cap stamped SEC, INC. Said rod marks the southeast corner of the Slate Property, Parcel 415.00, this survey, Deed Book 9640, Page 647 (R.O.D.C.,TN); thence, leaving said alley, along the southerly property line of said Parcel 415.00, N60 degrees 16'30"E, a distance of 146.74' to the point of beginning, having an area of 6,949 square feet or 0.160 acres as per survey by SEC-INC. dated January 11, 2019.

Being part of the same property conveyed to Mad Dog Investments, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Paul W. Slate (a\k\a Paul Slate) and wife, Teresa J. Slate recorded January 25, 2019 in Instrument No. 20190125-0007482, Register's Office for Davidson County, Tennessee.

The captioned property is subject to matters of plat of record in Plat Book 57, page 115, Register's Office of Davidson County, Tennessee, discloses a sewer easement of record in Book 2651, page 480, said Register's Office.

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, its successors and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS its hand this 24th day of November 2021.

MAD DOG INVESTMENTS, LLC
a Tennessee limited liability company

BY: _____
DANIEL T. WALLACE,
Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Daniel T. Wallace,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Chief Manager** of **Mad Dog Investments, LLC, a Tennessee limited liability company**, the within named bargainor, a Tennessee Limited Liability Company, and that he as such authorized Chief Manager, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the Tennessee Limited Liability Company as such authorized Chief Manager.

WITNESS MY HAND and official seal at office this 24th day of November 2021.

LARRY K. TOLBERT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

_____
NOTARY PUBLIC
My commission expires: DEC 19 2023

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is **$5,200,000.00**.

_____
AFFIANT

SUBSCRIBED AND SWORN TO before me on this 24th day of November 2021.

LARRY K. TOLBERT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

_____
NOTARY PUBLIC
My commission expires: DEC 19 2023