WARRANTY DEED

Karen Johnson Davidson County
Batch# 792547 DEEDWARR
01/19/2022 09:30:30 AM 3 pgs
Fees: $18.00 Taxes: $12,580.00
20220119-0007149

J-BH-21-1025-1037

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 4-13-25 (AFFIX SEAL)

CHARLIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
GRE RE II, LLC	GRE RE II, LLC	
(NAME)	(NAME)	
1025-1037 Jefferson Street		081-16-0-576.00 081-16-0-575.00 081-16-0-579.00 081-16-0-573.00 081-16-0-572.00
	825 28th St. S. Ste. E	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Fargo, ND 58103	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BHC REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMAPNY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GRE RE II, LLC, A NORTH DAKOTA LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract 1:
(1025 Jefferson St.)
Being Parcel 576 on Tax Map 081-16 located in the 19th Councilmatic District of Davidson County, Tennessee and being known as Tract 1 & 2 Deed Book 9044, Page 749 Register's Office Davidson County, Tennessee & a tract of record in Instrument #20011010-0110519 Register's Office Davidson County, Tennessee, aforementioned based upon an unrecorded survey performed by Harvey Gee on June 2, 1947. Said parcel being composed of portions of Lots 5 & 6 on the plan of B.W. Hall's Subdivision of record in Book 17, Page, 261 R.O.D.C., TN. Bounded on the North by Jefferson Street (Public - 43' R.O.W.), on the East by Warren Street (Public - 30' R.O.W.), on the South by Alley #562 (Public - 12' R.O.W.) and on the West by M.P. Development, LLC property of record in Book: 200808220103317 Register's Office Davidson County, Tennessee. Any property corner set by this surveyor is 1/2 inch diameter, 18 inch long rebar with cap labeled "GAM 2403" unless otherwise noted, and referred to as new iron pin in the following: Beginning at an existing chiseled "X" in concrete sidewalk located in the Southerly right-of-way for Jefferson Street and the Westerly right-of-way for Warren Street and being the Northeasterly corner of the herein described tract, thence with the right-of-way for Warren Street South 28 deg 37'08" East a distance of 150.06' feet to an existing 1/2" diameter iron pin with a broken cap in the Northerly 12' right-of-way for Alley #562. Thence continuing with the aforementioned Northerly right-of-way for alley #562, South 73 deg 21'52" West a distance of 57.20' feet to a new iron pin and being a common corner to the aforementioned M.P. Development, LLC property. Thence leaving the aforementioned Alley #562 with the common line between the M.P. Development, LLC property and the herein described tract, North 28 deg 39'43" West a distance of 72.00' feet to an existing P.K. nail in Asphalt found. Thence continuing with the aforementioned common line, North 61 deg 11'28" East a distance of 13.03' feet to an existing 1/2" diameter bent iron pin. Thence continuing with the aforementioned common line, North 25 deg 41'47" West a distance of 74.32' feet to an existing 1/2" diameter iron pin with broken cap in the Southerly right-of-way for Jefferson Street. Thence continuing with the aforementioned Jefferson Street right-of-way, North 73 deg 02'01" East a distance of 40.01' feet to the point of beginning and containing 7,256.00 square feet or 0.167 acres more or less, according to a survey by Autrey E. Dye Jr. Tennessee Registered Land Surveyor, License Number 2403 dated 2/11/15.

Tract 2:
(1029 Jefferson St.)
(Map and Parcel 81-16-575)
Land in Davidson County, Tennessee, being the easterly part of Lot 5 and the westerly part of Lot 6 on the plan of B. W. Halls Subdivision, as of record in Book 17, page 261, Register's Office for said County, described according to a survey made by Harvey Gee, June 2nd, 1947, as follows:

Beginning at a point on the southerly margin of Jefferson Street 40 feet West of the westerly line of Warren

Street; thence with the southerly line of said Jefferson Street, Westwardly 40.7 feet; thence southwardly 83.1 feet thence eastwardly 35.9 feet; thence northwardly 74.6 feet to the point of beginning.

AND

(1029 Jefferson St.)
(Map and Parcel 81-16-579)
Land in Davidson County, Tennessee, being the southerly part of the easterly one half of Lot No. 5 on the plan of B. W. Hall's Subdivision, as of record in Book 17, page 261, Register's Office for said County, described according to a survey made by Harvey Gee, Surveyor, June 2, 1947, as follows:
Beginning at a point in the northerly margin of the First Alley South of Jefferson Street 57.2 feet West of the westerly margin of Warren Street; thence Northwardly and parallel with Warren Street 72 feet to an iron pin; thence westwardly 22.9 feet to an iron pin; thence southwardly 66.9 feet to the northerly margin of an alley; thence with the northerly margin of said alley, eastwardly 23.5 feet to the point of beginning.

Tract 3:
(1033 Jefferson St.)
Land in Davidson County, Tennessee, being part of Lot No. 4 in B.W. Hall's addition to Nashville of record in Book 17, Page 261, Register's Office for Davidson County, Tennessee.
Said part of Lot No. 4 fronts 45.5 feet on the southerly side of Jefferson Street and extends back between parallel lines with the westerly line of Lot No. 5, 150 feet, more or less, to an alley.

AND

(1033 Jefferson St., formerly known as 1031 Jefferson Street, Nashville, TN 37208)
Land in Davidson County, Tennessee, being the west one-half of Lot No. 5 of the B.W. Hall Plan, of record in Book 17, Page 261, Register's Office for Davidson County, Tennessee.
Said part of Lot No. 5 fronts 25 feet on the southerly side of Jefferson Street and extends back between parallel lines 150 feet to an alley.

Tract 4:
(1037 Jefferson St.)
Land in Davidson County, Tennessee, being Lot No. 3 and the westerly 4 1/2 feet of Lot No. 4 on the plan of B.W. Hall's Addition to Nashville of record in Book 17, Page 261, of the Register's Office for Davidson County, Tennessee.

Said Tract, Lot 3 and the Westerly 4 1/2 feet of Lot 4 front together 54.50 feet on the Southerly side of Jefferson Street and run back between parallel lines 150 feet more or less to an alley in the rear.

(The property address and/or tax parcel identification number shown herein are provided solely for informational purposes, without warranty as to accuracy or completeness, and are not hereby insured)

Being the same property conveyed to BHC Real Estate, LLC, a Tennessee limited liability company by Special Warranty Deed from Justin Prince, married of record in Instrument No. 20160722-0075560, Register's Office for Davidson County, Tennessee, dated July 18, 2016 and recorded on July 22, 2016, as to Tract 1.

Being the same property conveyed to BHC Real Estate, LLC by Warranty Deed from MP Development, LLC, a Tennessee limited liability company a/k/a M.P. Development, LLC of record in Instrument No. 20150903-0089978, Register's Office for Davidson County, Tennessee, dated August 31, 2015 and recorded on September 3, 2015, as to Tracts 2, 3 and 4.

This conveyance is subject to:
- Taxes for the year 2022, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Book 17, Page 261, Register's Office for Davidson County, Tennessee.
- Declaration of Protective Covenants, Conditions and Restrictions of record in Instrument Number 20200710-0075288, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Metro Codes Administration Letter of record in Book 11178, Page 445, in the Register's Office for Davidson County, Tennessee.
- Restriction-Phillips-Jackson Street Redevelopment District Plan of record in Book 9183, Page 130, amended in Book 11625, Page 280 and Instrument No. 20020425-0051069, in the Register's Office for Davidson County, Tennessee.
- Rules, Regulations and Ordinances pertaining to the Phillips-Jackson Street Redevelopment District Plan.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1025-1037 Jefferson Street, Nashville, Tennessee 37208**.

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

Witness my/our hand(s) this the 10th DAY OF JANUARY, 2022.

BHC Real Estate, LLC, a Tennessee Limited Liability Comapny

BY: _____
Brad Hill
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRAD HILL, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of BHC REAL ESTATE, LLC, A TENNESSEE LIMITED LIABILITY COMAPNY the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 10th of January, 2022.

_____
Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 10/08/2023 DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, Yvette Meldrum, 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 January 10, 2022.

_____
Signature
January 10, 2022
State of Tennessee
County of Williamson

Sworn to and subscribed before me this January 10, 2022.

_____
Notary's Signature

My Commission Expires: 4-13-25

CHERIE FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 04-13-2025