Karen Johnson Davidson County
Batch# 798012 DEEDWARR
02/01/2022 09:45:15 AM 3 pgs
Fees: $18.00 Taxes: $6,012.50
20220201-0011375

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $1,625,000.00 Affiant Subscribed and sworn to before me This 20th of January, 2022. Notary Public My Commission Expires: 03/06/24

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

Address New Owners as:	Tax Bill To:	Map / Parcel
M Squared LLC	New Owner	0830429700 08304298 00 08304029500 8304029600

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

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, **Southern Exchange & Acquisition Inc., Trustee of the Main Street Land Trust** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto **M Squared, LLC, a Tennessee Limited Liability Company** (The "Grantee"), certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

0 McKennell Drive, Nashville, Tennessee 37206, Lot 1 and Lot 2:
(map/parcel: 083-04-297.00 and 083-04-298.00):

LAND in Davidson County, Tennessee, being Lot Nos. 1 and 2 on the Plan of the Final Plat Second Revision, Re-subdivision of Lot 2, Gregory Heights, Section Three of record in Instrument No. 20211025-0143319, Register's Office of Davidson County Tennessee, to which Plan reference is here made for a more complete description of the property.

Being the same properties conveyed to Southern Exchange & Acquisition Inc., Trustee of the Main Street Land Trust by Quitclaim Deed from Upside, LLC a Tennessee limited liability company, of record in Instrument No. 20211201-0158240, Register's Office for Davidson County, Tennessee, recorded on December 1, 2021.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Included in the conveyance is an ingress and egress easement for the benefit of Lot No 2 across Lot 1 for access from McKennell Drive across any existing driveway area(s). Said easement shall be perpetual and shall run with the land.

This is unimproved real property commonly known as 0 McKennell Drive, Nashville, Tennessee 37206.

SUBJECT TO:

1. Taxes for 2022 and subsequent years, a lien not yet due and payable.
2. Subject to all matters shown on the Plan of Record at Instrument No. 20211025-0143319, Register's Office for Davidson County, Tennessee.
3. Easement of record in Instrument No 20141016-0095583, in the Register's office for Davidson County, Tennessee.

329 and 0 McKennell Drive, Nashville, TN 37206 Lot 1 and Lot 2: (map/parcel: 08304029500 and 8304029600):

Land in Davidson County, Tennessee, being Lot Number 1 and Lot Number 2 on the Final Plat, Re-Subdivision of Lot 1 of the Resubdivision of Lot 2 Gregory Heights, Section Three, of record in Instrument No. 20210930-0131878, Register's Office of Davidson County, Tennessee, to which plan reference is here made for a more complete legal description.

Being part of the same property conveyed to Southern Exchange & Acquisition Inc., Trustee of the Main Street Land Trust by Quitclaim Deed from Big Tent, LLC a Tennessee limited liability company of record in Instrument No. 20200902-0099546, Register's Office for Davidson County, Tennessee, recorded on September 2, 2020.

This is improved real property commonly known as 329 and 0 McKennell Drive, Nashville, Tennessee 37206.

SUBJECT TO:

1. Taxes for 2022 and subsequent years, a lien not yet due and payable.
2. Subject to all matters on the plat of record in instrument No. 2020930-0131878, said Register's Office.
3. Easement for the right-of-way of Tennessee Valley Authority Transmission Line of record, said county.
4. Ingress-Egress and utility Easement of record in Instrument No. 20141016-0095582, said Register's Office.
5. Subject to Right of First Refusal if currently applicable, recorded in Instrument No. 20141016-0095585, said Register's Office.

This conveyance is also subject to the Grantee assuming costs and responsibility for $39,000 Sewer Bond currently in the name of the Grantor at time Grantee obtains construction financing but in no event later than January 31, 2022.

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; has 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 successors and assigns, 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.

Witness my hand this 20th day of January 2022.

Southern Exchange & Acquisition Inc.,
Trustee of the Main Street Land Trust

By: _____

Title: President

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, Robert J. Notestine, III, President, **of Southern Exchange & Acquisition Inc., Trustee of the Main Street Land Trust** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be President of **Southern Exchange & Acquisition Inc., Trustee of the Main Street Land Trust** and as such President acknowledged the he is authorized to execute the foregoing instrument on behalf of **Southern Exchange & Acquisition Inc., Trustee of the Main Street Land Trust** the within named bargainor, a Corporation and that as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the Corporation by himself as President.

Witness my hand and official seal at Nashville, Tennessee, this 20th day of January 2022.

Todd Graves
Notary Public

My Commission Expires: 03/06/24

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