Karen Johnson Davidson County
Batch# 807823 DEEDWARR
02/17/2022 12:50:49 PM 3 pgs
Fees: $18.00 Taxes: $12,580.00
20220217-0018584

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
35470-1 / Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Structural Bolt and Manufacturing, Inc. 105 Rains Avenue Nashville, TN 37203	New Owner	105-07-0-173.00

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 consideration, the receipt of which is hereby acknowledged, the undersigned, **Dennis R. Britt and wife, Sharon J. Britt** (hereinafter collectively referred to as the "**Grantors**"), have bargained and sold, and by these presents do transfer and convey unto **Structural Bolt and Manufacturing, Inc., a Tennessee corporation** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

TRACT NO. I:

Land in Davidson County, Tennessee, being the northeast part of Block "B" on the Plan of Merritt-Hagan Land, as of record in Minute Book "N", page 241, County Court Clerk's Office for said County, described as follows:

Beginning at the southwest corner of Rains Avenue and a 40 foot street (nka Zimmerlee Street) shown on the Plan of the Subdivision of Block "A" of record in Book 421, page 153, Register's Office for said County; thence with the westerly margin of Rains Avenue southerly 80 feet; thence westerly parallel with said street 150 feet to an alley; thence with said alley northerly 80 feet to the southerly margin of said street; thence with the southerly margin of said street easterly 150 feet to the beginning.

TRACT NO. II:

Land in Davidson County, Tennessee, being the north 50 feet of the south 200 feet of the east one-half of Block "B" on the Plan of Written-Hag an Land, as of record in Minute Book "N", page 241, County Court Clerk's Office for said County, described as follows:

Beginning on the westerly margin of Rains Avenue 150 feet northerly from the northerly margin of Merritt Avenue; thence with the westerly margin of Rains Avenue, northwardly 50 feet; thence at right angles westwardly 150 feet to the easterly margin of an alley; thence with the easterly margin of said alley, southwardly 50 feet, thence eastwardly 150 feet to the beginning.

Being the same property conveyed to Dennis R. Britt and wife, Sharon J. Britt by Deed dated October 23, 1984 from C. P. Toney and Joseph H. Mangum, of record in Book 6409, page 303, Register's Office for Davidson County, Tennessee.

THIS is improved commercial real property known as 105 Rains Avenue, Nashville, TN 37203.

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 Grantors covenant with the said Grantee that they are 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 on the attached Exhibit A; and Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have executed this instrument this 14 day of February, 2022.

Dennis R. Britt

Sharon J. Britt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dennis R. Britt and wife, Sharon J. Britt, the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 14 day of February, 2022.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24

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
14 day of February, 2022.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24

EXHIBIT A
Permitted Encumbrances

1. Taxes for the year 2022 and subsequent years, not yet due and payable. Map and Parcel 105-07-0-173.00. Current year taxes have been prorated between the parties at closing and assumed by the Grantee.

2. All matters shown on the Plan of record in Minute Book "N", Page 241, County Court Clerk's Office of Davidson County, TN.

3. All matters shown on the Plan of record in Plat Book 421, page 153, Register's Office for Davidson County, TN.

4. Right of others to the use of that part of the land described herein within the alley adjoining the property.

5. All matters as shown on the ALTA As Built Survey of 105 Rains Avenue by Volunteer Land Surveying Services, Phillip E. Holmes, Jr., Tennessee R.L.S. #1728, dated January 21, 2022 as File Number 21048.