BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 823559 DEEDWARR
03/17/2022 10:06:50 AM 2 pgs
Fees: $13.00 Taxes: $2,127.50
20220317-0031053

Warranty Deed

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $575,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of March, 2022.

Notary Public

My commission expires:

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMM. EXP. JULY 22, 2025

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Bolder Development, LLC	New Owner(s)	042-12-0-060.00; 042-12-0-063.00
3057 Nutley Street, 621		
Fairfax, VA 22031		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **URBAN GATE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BOLDER DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot Nos. 1 and 2, on the Map of the W.W. Gray Plan of Lots at Madison Tennessee, as of record in Book 974, Page 22, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 1 and 2 front a total of 200 feet on the Northerly margin of Halls Lane (Old Hickory Boulevard) and run back between parallel lines 150 feet to a dead line.

Included in this description, but specifically excluded from this conveyance is a portion of property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Deed Book 4835, Page 451, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at the Northeast corner of Old Hickory Boulevard and Walker Street, thence along the East margin of Walker Street North 2 degrees 42 minutes West 47.0 feet to a point, thence along a curve left having a radius of 25.0 feet for 40.2 feet to a point, thence South 89 degrees 28 minutes East 173.3 feet to a point, thence along a curve right having a radius of 5775.58 feet for 0.7 feet to a point, thence South 2 degrees 42 minutes West 21 .0 feet to a point in the South margin of Old Hickory Boulevard thence along the said South margin North 89 degrees 28 minutes West 200 feet to the point of beginning and containing 4339 square feet and being part of the property conveyed to A. B. Stone and wife, Beatrice H. Stone, in two deeds, the first of record in Book 1404, page 447, the second of record in Book 1046, Page 183, said Register's Office.

Being the same property conveyed to Hillman J. Holt and wife, Nelle S. Holt by Warranty deed from Horton W. Horton of record in Book 5783, page 118, Register's Office for Davidson County, Tennessee, dated August 17, 1981 and recorded on August 17, 1981. Last Will and Testament of Nelle S. Holt has been recorded in Instrument No. 20120423-0034560.

Being the same property conveyed to Janelle Marie Holt, Kathy Holt Weedman, and Jack Sanders Holt by Excecutor's Quitclaim deed from Kathy Holt Weedman and Jack Sanders Holt, Co-Executors of the Estate of Nelle Sanders Holt of record in Instrument No. 20130424-0040693 Register's Office for Davidson County, Tennessee, dated April 16, 2013 and recorded on April 24, 2013.

Being the same property conveyed to Urban Gate Properties, LLC by Warranty deed from Janelle Marie Holt and Kathy Holt Weedman and Jack Sanders Holt of record in Instrument No. 20210819-0112477 Register's Office for Davidson County, Tennessee, dated August 18, 2021 and recorded on August 19, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 0 and 404 West Old Hickory Boulevard, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 15th day of March, 2022.

Urban Gate Properties, LLC, a Tennessee Limited Liability Company

By: _____
Brandon Thornberry, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Brandon Thornberry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Sole Member of Urban Gate Properties, LLC, a Tennessee Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 15th day of March, 2022.

_____
Notary Public

My Commission Expires: 3/3/25

