PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Karen Johnson Davidson County
Batch# 933390 DEEDWARR
10/24/2022 02:31:45 PM 3 pgs
Fees: $18.00 Taxes: $7,161.35
20221024-0115395

Ivey Title, LLC Ref: (DM) Title No.: 62852
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Selah Nashville, LLC, a Delaware limited liability company 105 Westpark Dr. Suite 410 Brentwood, TN 37027	NEW OWNER

TAX MAP PARCEL NUMBERS: 14200012800

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,935,500.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Reeves Art House Nashville LLC, a Texas limited liability company**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Selah Nashville, LLC, a Delaware limited liability company** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, described according to a survey by Patrick S. Coode, Registered Land Surveyor, Tennessee License No. 855, dated October 4, 2022, described as follows: BEGINNING AT A POINT IN THE WESTERLY MARGIN OF OLD HARDING PIKE, SAID POINT BEING THE SOUTHEAST CORNER OF RIVER PLANTATION SECTION 8, RECORDED IN BOOK 6900, PAGE 476, R.O.D.C.; THENCE WITH SAID MARGIN ALONG A CURVE TURNING TO THE RIGHT 50.2 FEET, HAVING A RADIUS OF 3789.72', WITH A CHORD BEARING OF S 27°51'37" W, AND A CHORD LENGTH OF 50.2 FEET TO A POINT; THENCE S 28°21'48" W, 116.7 FEET TO A POINT; THENCE LEAVING SAID MARGIN N 58°42'42" W, 243.6 FEET TO AN IRON PIN; THENCE N 32°26'54" E,150.0 FEET TO AN IRON PIN; THENCE S 62°45'48" E, 86.3 FEET TO AN IRON PIN; THENCE S 62°52'24" E,145.8 FEET TO THE POINT OF BEGINNING. CONTAINING 0.86 ACRES, MORE OR LESS.

Being the same property conveyed to Reeves Art House Nashville, a Texas limited liability company by Warranty Deed from Charles W. Ashworth and Andrea Ashworth, dated June 22, 2015 and recorded on June 25, 2015 of record in Instrument No. 20150625-0061324, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: Taxes for 2023, and subsequent years. Said taxes are neither due nor payable. Tax Reference numbers: 14200012800. No Insurance is afforded as to the amount of acreage contained herein. Restrictive Covenant for detached structure of record in Instrument No. 20011102-0119934, said Register's Office. Subject to the terms and conditions of an electrical permit for electric service issued by the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8833, page 24, said Register's Office. Title to that portion of the premises embraced within the bounds of Old Harding Pike. A 25 foot wide sewer easement with 8 inch sewer line lying therein as set forth in Book 7542, page 312, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to boundary survey by Patrick S. Coode, Tennessee Surveyor license no. 855, dated October 4, 2022.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2022, and subsequent years; No Insurance is afforded as to the amount of acreage contained herein. Restrictive Covenant for detached structure of record in Instrument No. 20011102-0119934, said Register's Office. Subject to the terms and conditions of an electrical permit for electric service issued by the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8833, page 24, said Register's Office. Title to that portion of the premises embraced within the bounds of Old Harding Pike.

This is improved property, known as 7544 Old Harding Pike, Nashville, TN 37221

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of October, 2022

Reeves Art House, Nashville, LLC,
A Texas limited liability company

By: _____

Bradley C. Reeves
President, Treasurer and Assistant Secretary

_____

Holly H. Reeves
Vice President, Assistant Treasurer and Secretary

State of Texas

County of Dallas

On this 20th day of October, 2022, before me the undersigned authority, personally appeared, **Bradley C. Reeves, as President, Treasurer and Assistant Secretary of Reeves Art House Nashville, LLC, a Texas limited liability company,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

_____
Notary

My Commission Expires: 5/20/2026

ANTWON RAY
My Notary ID # 3252143
Expires May 20, 2026

State of Texas

County of Dallas

On this 20th day of October, 2022, before me the undersigned authority, personally appeared **Holly H. Reeves, as Vice President, Assistant Treasurer and Secretary of Reeves Art House Nashville, LLC, a Texas limited liability company,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: 5/20/2026

ANTWON RAY
My Notary ID # 3252143
Expires May 20, 2026

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,935,500.00.

Affiant

Sworn and subscribed before me this 21st day of October, 2022

Notary

My Commission Expires:

GREGORY POLZIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024