



14,700± sf Office on 1.209± Acres Zoned IR

Last Revised and Published on 11/03/20 at 10:03 AM

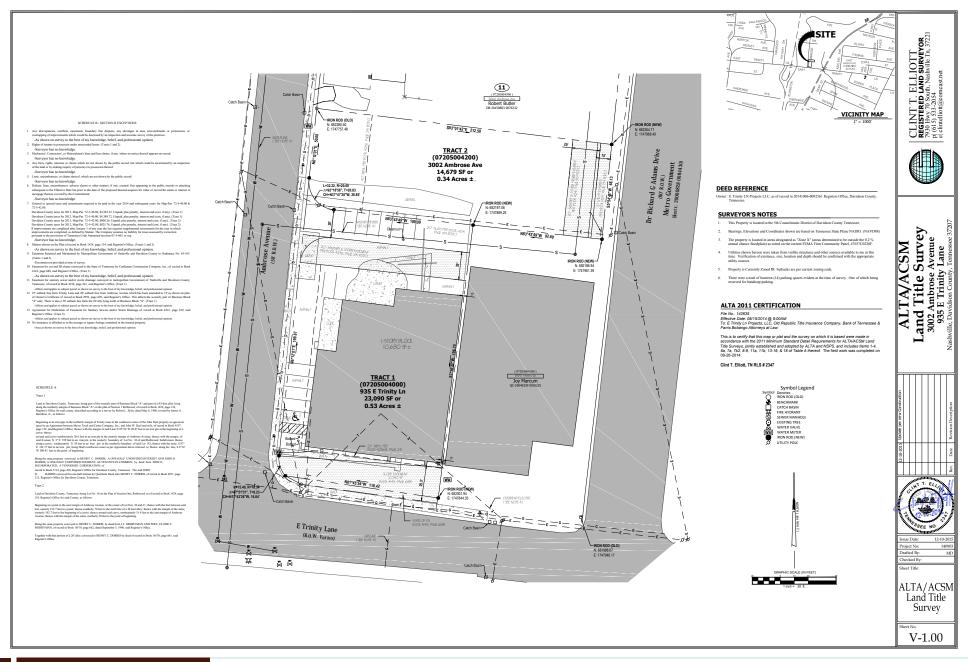
Table of Contents



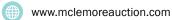
2015 Survey (Portion of Property)	1
Approximate Floorplan	2
Auction Sales Map	4
Environmental Report	
Form of Agreement of Purchase and Sale	6
Leases	12
Summary of Leased and Vacant Space	
Now Built Sidewalk Plan Showing Portion of Property	14
Survey	15
Tax Information	
TDOT Traffic Count	
Title Commitment	
Video ♂	

2015 Survey (Portion of Property)





(615)-517-7675





Approximate Floorplan



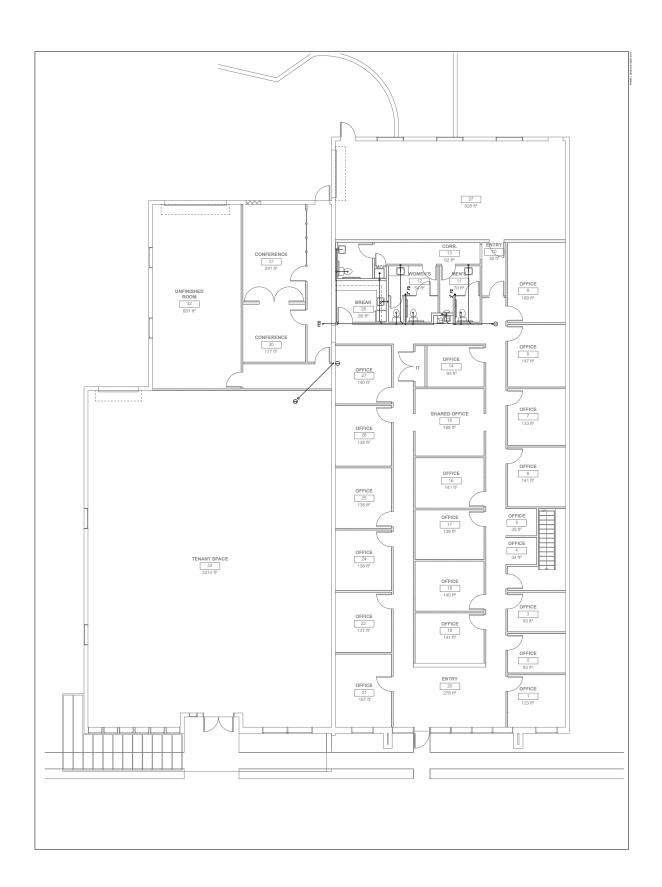


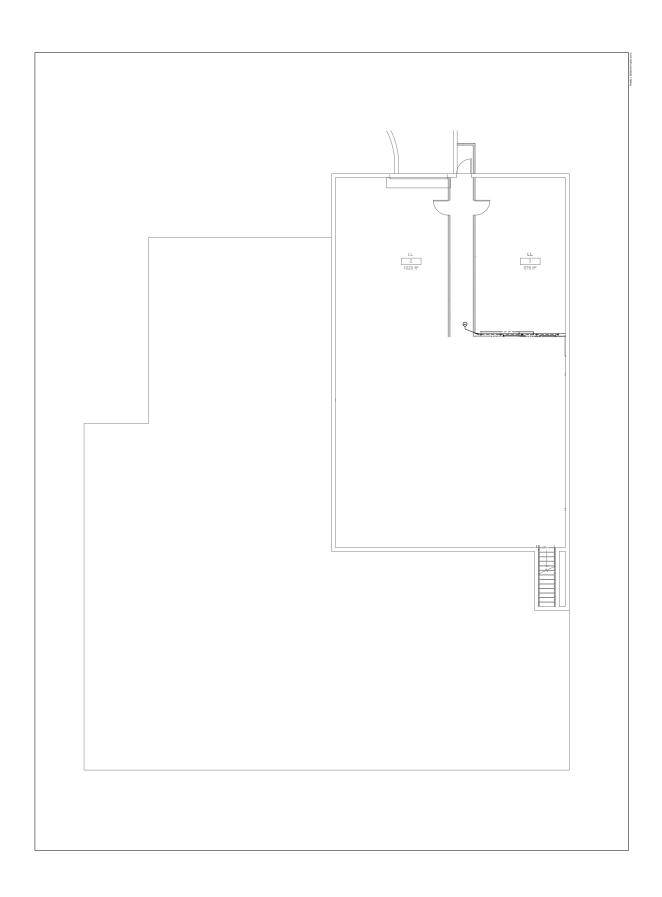




Table of Contents

Approximate Floorplan







Auction Sales Map





Environmental Report



A Phase I Environmental Report was performed on 935-937 E. Trinity Ln and 3002 Ambrose Ave in September 2014.

For a copy of this report please email will@mclemoreauction.com and request a copy. Thank you.



AGREEMENT OF PURCHASE AND SALE

THIS AGREEMENT is dated for reference on March 6, 2020

BETWEEN:

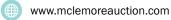
E Trinity Ln Projects, LLC 1407 Franklin Avenue Nashville, Tennessee 37206 (the "Seller")

AND

(the "Purchaser").

- 1. AGREEMENT TO PURCHASE: The Purchaser agrees to purchase from the Seller the property (the "Property") legally described on Exhibit A hereto, together with all buildings, improvements, and appurtenances thereon, on the following terms and conditions:
 - 1. HIGH BID PRICE: \$0.00
 - 2. 10% BUYER'S PREMIUM: \$0.00
 - 3. PURCHASE PRICE: \$0.00
 - 4. The Purchase Price shall be paid as follows:
 - 1. Deposit: Concurrently with the execution and delivery of this Agreement, the Purchaser shall pay to Wagon Wheel Title, 204 S 11th St, Nashville, TN 37206, (615) 650-5100, steve@wagonwheeltitle.com, Steven Morris, Contact, (the "Title Company"), as Escrow Agent, an earnest money deposit (the "Deposit") of 15% of the Purchase Price, in the amount of \$0.00. The Deposit shall be non-refundable except as provided in Section 9 of this Agreement.
 - 2. Balance of Purchase Price: The balance of the Purchase Price, plus or minus prorations as set forth below, shall be paid by the Purchaser at Closing (as defined below) by wire transfer or cashier's check, payable to the Title Company, as Escrow Agent.
 - 3. The Purchaser acknowledges and agrees that its obligations under this Agreement are not contingent or conditioned upon the Purchaser obtaining financing from any lender.
- 2. CLOSING: The closing (the "Closing") of the purchase shall occur on or before 4:00 pm, local time, on April 13, 2020.









The Closing shall occur at the offices of the Title Company. At Closing, the Seller shall deliver to the Purchaser a general warranty deed in recordable form conveying fee simple title to the Property free and clear of all liens, subject to such permitted encumbrances and exceptions to title set out in the Title Commitment.

3. POSSESSION: The Purchaser will receive possession at closing, subject to the rights of parties in possession and existing leases, if any.

4. CLOSING COSTS:

- 1. The Seller shall pay the following closing costs:
 - 1. Costs to search the title and prepare the title commitment;
 - 2. Costs to prepare the deed;
 - 3. 50% of the closing agent's cost to close the sale; and
 - Any legal counsel retained by Owner in connection with the conveyance of the Property.
- 2. The Purchaser shall pay the following costs:
 - 1. The cost of the standard owner's ALTA title policy, if Purchaser chooses to have a title policy issued;
 - 2. Any special endorsements to the title policy;
 - 3. Any costs associated with title insurance issued in favor of Purchaser's lenders, if any;
 - 4. All costs arising from or relating to any loan sought by Purchaser to finance the conveyance;
 - 5. All recording costs, transfer taxes and mortgage taxes arising from the deed, deed of trust and any other financing documents required by Purchaser's lenders, if any;
 - 6. 50% of the closing agent's cost to close the sale; and
 - 7. Any legal counsel retained by Purchaser in connection with the conveyance of the Property.
- 5. PRORATIONS / TAXES: Taxes for the year of closing will be prorated between the parties, and Seller will be responsible for any delinquent taxes. If the tax assessment for the calendar year of closing is not known at the Closing Date, the proration will be based on taxes for the previous tax year.
- 6. SURVEY: The Seller will obtain and provide a new boundary survey if there is no existing legal description for the Property and/or the conveyance of the Property will involve the creation of new tract boundaries. Any need for a new survey shall be determined solely by the Seller. If a survey is provided, the type of survey performed shall be at Seller's option and sufficient for the issuance of an owner's title insurance policy.







- 7. TITLE: Seller will provide Purchaser with a Title Commitment issued by a reputable title insurance company selected by Seller, and Purchaser hereby agrees to accept title to the Property subject to:
 - 1. all standard exclusions and printed exceptions set forth in the Title Commitment,
 - 2. liens for taxes not yet due and payable,
 - 3. easements for public utilities affecting the Property
 - 4. all other easements or claims to easements, covenants, restrictions, and rights-of-way affecting the Property,
 - 5. rights and claims of parties in possession and
 - 6. all permitted title exceptions referenced in the Title Commitment.
 - 7. All applicable zoning ordinances and other land use laws and regulations shall be deemed as permitted title exceptions.
- 8. CONDITION OF THE PROPERTY: The purchaser shall accept the Property in an "as-is" condition as of the Closing Date, and purchaser specifically agrees that the Seller has not and does not make any representations or warranties of any kind whatsoever, express or implied, to the purchaser regarding the Property OR ANY IMPROVEMENTS THEREON INCLUDING, WITHOUT LIMITATION, ANY ZONING RESTRICTIONS, THE DIMENSION OR ACREAGE OF THE PROPERTY OR IMPROVEMENTS, any aspect of the condition of the Property or improvements or the fitness of the Property or improvements for any intended or particular use, any and all such representations or warranties, express or implied, being hereby expressly waived by the purchaser and disclaimed by the Seller. The Purchaser represents and warrants to the Seller that the Buyer has not been induced to execute this Agreement by any act, statement or representation of the Seller or its agents, employees or representatives. The Purchaser acknowledges and agrees that it is the Purchaser's responsibility to make such legal, factual and other inquiries and investigations as the Purchaser considers necessary with respect to the Property, and the Purchaser hereby represents and warrants that they have executed this Agreement based solely on their own independent due diligence and investigation, and not in reliance upon any information provided by the Seller or McLemore Auction Company, LLC or their agents, employees, or representatives.
- 9. BREACH OF CONTRACT BY SELLER: If the Seller defaults in the performance of any of its obligations hereunder and Closing fails to occur by reason thereof, the Purchaser may



terminate this Agreement and shall be entitled to the return of the Deposit, or seek specific performance of this Agreement.

- 10. BREACH OF CONTRACT BY PURCHASER: If the Purchaser defaults in the performance of any of its obligations hereunder and Closing fails to occur by reason thereof, the Deposit shall be forfeited to the Seller and McLemore Auction Company, LLC.
- 11. AUCTIONEER'S AGENCY DISCLOSURE: The Purchaser acknowledges that McLemore Auction Company, LLC, the auctioneer of the Property, is acting as a single agent representing the Seller exclusively in this transaction and is not acting as a subagent, a buyer's agent, a facilitator or a limited consensual dual agent in connection with this transaction.

12. OTHER:

- 1. Time: Time is of the essence hereof.
- 2. Counterparts: This Agreement may be executed in any number of original counterparts, with the same effect as if all the parties had signed the same document, and will become effective when one or more counterparts have been signed by all of the parties and delivered to each of the other parties. All counterparts will be construed together and evidence only one agreement, which, notwithstanding the dates of execution of any counterparts, will be deemed to be dated the date first above written. 3. Electronic Execution: This Agreement may be executed by the parties and transmitted by fax, email, Internet and/or other electronic means and if so executed and transmitted this Agreement will be for all purposes as effective as if the parties had executed and delivered an original Agreement.
- 3. Notices: All notices under this Agreement shall be deemed delivered when personally delivered or sent by registered mail or courier service to the address of either party as set forth on page 1 above.
- 4. Binding Effect: This Agreement shall be binding upon and inure to the benefit of the parties hereto, and their respective heirs, successors, administrators, executors and permitted assigns.
- 5. Choice of Law: This Agreement shall be interpreted according to the laws of the state in which the Property is located.
- 6. Enforcement Costs: In the event it becomes necessary for the Seller, the Purchaser or McLemore Auction Company, LLC to enforce this Agreement through litigation, the prevailing party shall be entitled to recover all of its costs of enforcement, to include attorneys' fees, court costs, costs of discovery and costs of all appeals.
- 7. Entire Agreement: This Agreement constitutes the entire agreement between the Purchaser and the Seller, and all prior agreements and understandings, whether written







or oral, are merged herein.

- 8. Conveyance Instructions: The Property shall be conveyed to the Purchaser and the Purchaser hereby directs Seller to execute and deliver the deed to the Purchaser.
 - 1. The above notwithstanding, the Purchaser may direct the Seller to execute and deliver the deed to an alternative party (the "Deed Grantee") by notifying the Title Company a minimum of 3 business days before the Closing. If the Deed Grantee is different than the party executing this Contract as Purchaser, then:
 - 1. if requested by Seller, Purchaser will, before Closing, execute and deliver an appropriate instrument prepared or approved by Seller assigning Purchaser's rights to acquire the Property to the Deed Grantee; and
 - 2. the Purchaser shall nevertheless be bound by all of the terms of the Contract unless Seller hereafter agrees in writing to release Purchaser from this Contract.

IN WITNESS WHEREOF, the parties have duly executed this Agreement as of the date first above written.

See following pages for electronic signatures.

Exhibit A: Description of Property

Auction Tract: 1 1.209 +/- Acres

Table of Contents

Being a tract of land lying in Nashville, Davidson County, Tennessee; being a portion of the westerly part of Business Block "A"; part of a closed alley; and Lots 10 and 11 all on the plan of Section 1 Rothwood, of record in Book 1424, page 134; and being more particularly described as follows:

Beginning at an existing iron rod on the northerly right-of-way line of East Trinity Lane, width varies, at a corner common with the property conveyed to Joy C. Marcum of record in Instrument Number 20040330-0035225;

Thence with the northerly right-of-way line of East Trinity Lane, North 81 deg 45 min 34 sec West, 110.42 feet to an iron rod set at the beginning of a radius return to Ambrose Avenue, 50 feet in width:

Thence leaving the northerly right-of-way line of East Trinity Lane with said radius return along a curve to the right having a radius 18.54 feet, a curve length of 15.49 feet and a chord bearing and distance North 17 deg 43 min 26 sec West, 15.04 feet to an iron rod set on the easterly right-of-way





line of Ambrose Avenue;

Thence with the easterly right-of-way line of Ambrose Avenue for the following calls: North 6 deg 12 min 04 sec East, 199.86 feet to an existing iron rod, North 6 deg 00 min 01 sec East, 120.00 to the southwest corner of Lot 12 on aforesaid Section 1 Rothwood;

Thence leaving the easterly right-of-way line of Ambrose Avenue with the southerly line of Lot 12, South 83 deg 00 min 52 sec East, 212.77 feet to an iron rod set on the westerly line of Lot 2 on East Center Section One, Project # 00-M-01 of record in Instrument Number 20000828-0084430;

Thence with the westerly Line of East Center Section One, South 6 deg 02 min 55 sec West, 138.07 feet to an existing iron rod at a corner common with said property conveyed to Joy C. Marcum;

Thence with the northerly line of Marcum, North 83 deg 43 min 49 sec West, 92.56 feet to an existing iron rod;

Thence with the westerly line of Marcum, South 7 deg 16 min 22 sec West, 196.70 feet to the point of beginning; containing 52,654 square feet or 1.209 acres more or less;

Being the same property conveyed to E. Trinity LN Projects, LLC of record in Instrument Numbers 20141006-0092561 and 20170731-0077259.



Leases



For copies of the existing leases on the property, please email will@mclemoreauction.com. Thank you.



Summary of Leased and Vacant Space



Summary of Leased and Vacant Space as of March 5, 2020

Space ID (Matches Floorplan)	Туре	Size in SF	Tenant	Mo	nthly Rent	Secu	rity Deposit	Annual Ren	t / SF	Lease End Date	Notes
1	Office in Sparkworks Union	123	Emily Cox	\$	650.00	\$	650.00	\$	63.41	11/30/20	
2	Office in Sparkworks Union	93	Pet Community	\$	2,149.00	\$	1,500.00	\$	60.11	3/31/22	Includes Spaces 2, 8 and 9
3	Office in Sparkworks Union	93	Noah Jackson	\$	350.00	\$	550.00	\$	45.16	MTM	
6	Office in Sparkworks Union	141	Linda Christopher	\$	650.00	\$	638.00	\$	55.32	MTM	
7	Office in Sparkworks Union	133	H2O	\$	610.00	\$	650.00	\$	55.04	MTM	
8	Office in Sparkworks Union	147	Pet Community								
9	Office in Sparkworks Union	189	Pet Community								
14	Office in Sparkworks Union	95	Vacant								
16	Office in Sparkworks Union	141	Vacant								
17	Office in Sparkworks Union	139	Vacant								
18	Office in Sparkworks Union	140	Vacant								
19	Office in Sparkworks Union	141	Vacant								
21	Office in Sparkworks Union	167	Dian Buckley Westinghouse	\$	600.00	\$	600.00	\$	43.11	4/15/20	Wants to Renew for Additional 6 Months
22	Office in Sparkworks Union	137	Vacant								
24	Office in Sparkworks Union	138	Protenn	\$	1,350.00	\$	1,350.00	\$	58.70	9/30/20	Includes Spaces 24 and 25
25	Office in Sparkworks Union	138	Protenn								
26	Office in Sparkworks Union	138	X Agency	\$	650.00	\$	650.00	\$	56.52	9/30/20	
27	Office in Sparkworks Union	140	Vacant								
32	Unfinished Room w. Exterior Door	681	Vacant								
33	Tenant Space w. Separate Entrance	3,314	Michael Brady / Dan Brady	\$	6,157.50	\$	5,500.00	\$	22.30	4/30/25	Includes \$425 for CAM and \$40 for water. 3.5% annual rent increase
37	Tenant Space w. Separate Entrance	928	Tochi Ukwu	\$	1,750.00	\$	1,750.00	\$	22.63	10/30/20	Lease starts April 1, 2020
LL2	Basement Space	1,020	Suammy Martin Vasela	\$	995.00	\$	995.00	\$	11.71	3/31/21	
LL3	Basement Space	576	Diligent / Michael Conrad	\$	723.91	\$	448.00	\$	15.08	11/30/20	
Total	·	8,952		\$	16,635.41	\$	15,281.00				

Summary of Vacant Space									
7 Offices in Sparkworks Union 9	33 At \$55/SF	\$	4,276.25						
Unfinished Room w. Exterior Door 6	81 At \$15/SF	\$	851.25						
1,6	14	\$	5,127.50						

Potential Monthly Income (0% Vacancy) \$ 21,762.91



Now Built Sidewalk Plan Showing Portion of Property



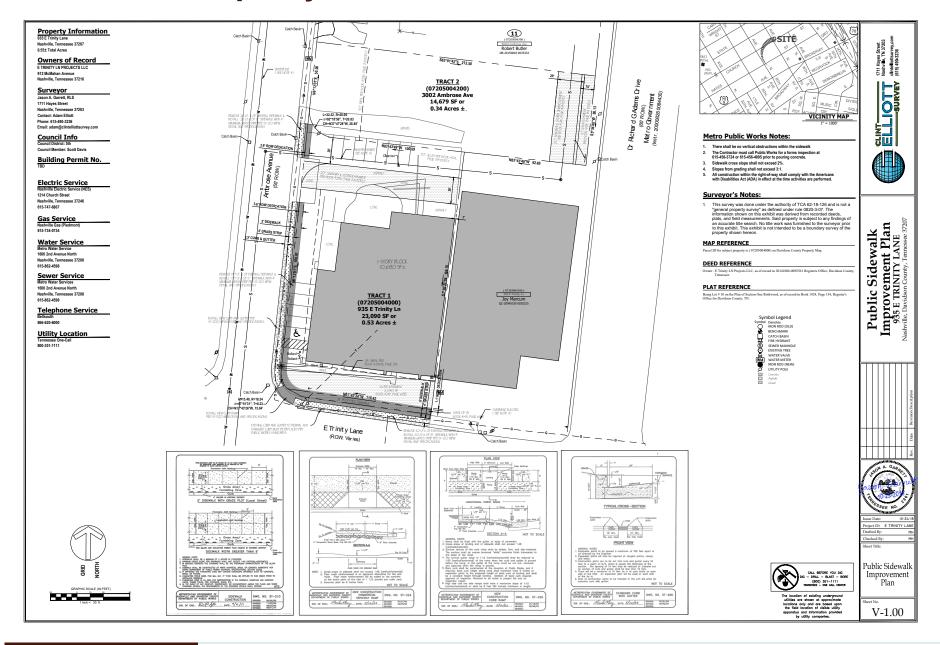


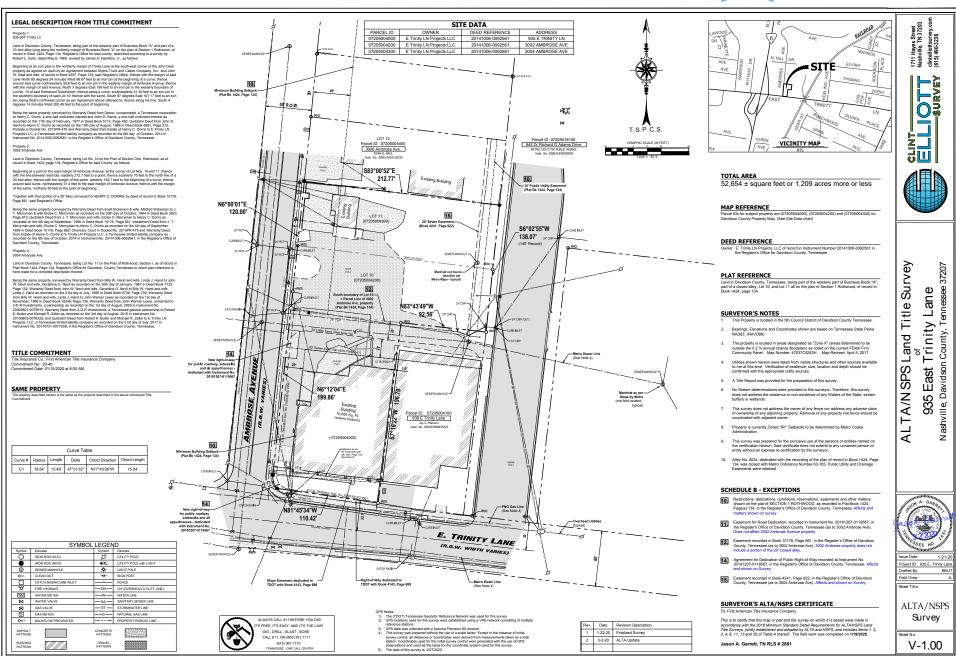




Table of Contents

Survey







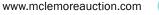




Table of Contents

Tax Information





LOCATION	
Property Address	935 E Trinity Ln Nashville, TN 37207-4736
Subdivision	Rothwood
County	Davidson County, TN
PROPERTY SUMMARY	
Property Type	Commercial
Land Use	Office Building Low-Rise
Improvement Type	Office
Square Feet	14215
GENERAL PARCEL INF	ORMATION
Parcel ID/Tax ID	072-05-0-040.00
Alternate Parcel ID	
Account Number	
District/Ward	USD
2010 Census Trct/Blk	113/1
Assessor Roll Year	2019



SALES HISTORY THROUGH 02/06/2020

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
9/30/2014	\$450,000	E Trinity Ln Projects LLC	Dorris Henry C	Warranty Deed	2	201410060092561
7/1/1986	\$50,000	Dorris Henry C		Quit Claim Deed		6951/212
2/10/1977	\$126,620	Dorris Henry C & Harris John D		Warranty Deed		5114/430
12/7/1971		Desco Incorporated		Warranty Deed		4560/665

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2019	Assessment Year	2019		
Appraised Land	\$177,700	Assessed Land	\$71,080	General Services District	2.755
Appraised Improvements	\$706,300	Assessed Improvements	\$282,520		
Total Tax Appraisal	\$884,000	Total Assessment	\$353,600		
		Exempt Amount			
		Exempt Reason			

TAXES

.,			
Tax Year	City Taxes	County Taxes	Total Taxes
2019	\$1,414.40	\$9,741.68	\$11,156.08
2018	\$1,436.80	\$9,895.96	\$11,332.76
2017	\$1,436.80	\$9,895.96	\$11,332.76
2016	\$1,237.99	\$8,205.87	\$9,443.86







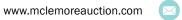


Property Report for 935 E TRINITY LN, cont.

2015	\$	574.48		\$3,807.	.85				\$4,382	2.33	
2014	\$	574.48		\$3,807.	.85				\$4,382	2.33	
2013	\$	574.48		\$3,807.	.85				\$4,382	2.33	
MORTGA	GE HISTORY										
Date	Loan Amount	Borrower		Lender			Book/Page	or Doc	ument#	Assignr	nents/ Releases
08/08/2016	\$1,000,000	E Trinity Ln I	Projects LLC	Pinnacle	Bank		20160810008	3079			
10/29/2008	\$352,257	Dorris Henry	/ C	Volunteer	State	Bank	20081105010	9855		R	
ASSIGNM	ENTS & RELEA	SES									
Mortgage [ate New Lende	er Original	Lender	Borrower		Book/F	Page or Docur	nent#	Recor	ded Date	Document Type
10/29/2008		Volunteer	State Bank	Dorris Henr	уС	201410	140094641		10/14/2	2014	Release
PROPER Building #	ΓΥ CHARACTE	RISTICS: E	BUILDING								
Type	Office		Con	dition					Units		1
Year Built	1952		Effe	ctive Year					Stories		1
BRs			Bath	ıs		F	Н		Rooms		
Total Sq. Fi		14,215									
Building Sc	uare Feet (Living	Space)				Build	ing Square Fe	et (Oth	er)		
Base Area 1	0596					Att Ca	nopy 33				
Cm Unfin Br	nt 3619										
- CONSTRI	JCTION										
Quality						Roc	of Framing				
Shape						Roc	of Cover Deck	•			
Partitions						Cab	inet Millwork				
Common V	/all					Flo	or Finish				
Foundation	1	Typical				Inte	rior Finish				
Floor Syste	m					Air	Conditioning				
Exterior Wa	ill	Concrete	Block			Hea	at Type			S	Space Heater
Structural F	raming	Commer	cial Masonry			Bat	hroom Tile				
Fireplace		Υ				Plu	mbing Fixture	s			
- OTHER											
Occupancy						Bui	lding Data So	urce			
PROPER	Y CHARACTE	RISTICS: E	XTRA FEAT	TURES							
Feature		Size or De	scription				Year Bu	ilt		Condition	on
Cc Paving		1500									
Com Prt Fin		-3845									
Open Finish		-3845									
PROPER	TY CHARACTE	RISTICS: L	ОТ								
Land Use		Office	e Building Lov	v-Rise		Lot	Dimensions			98 X	200
Block/Lot		A/				Lot	Square Feet			22,21	6
Latitude/Lo	ngitude	36.20)4898°/-86.748	8058°		Acr	reage			0.51	
PROPER	TY CHARACTE	RISTICS: U	TILITIES/A	REA							
	TT OTIVITIVOTE					Road	Time				







Tax Information



Property Report for 935 E TRINITY LN, cont.

Electric Source	e			Topography		
Water Source	•			District Trend		
Sewer Source				Special School District 1		
Zoning Code			ial Restrictive / Jrban Zoning Overlay	Special School District 2		
Owner Type						
LEGAL DES	SCRIPTION					
Subdivision		Rothwood	d	Plat Book/Page		
Block/Lot		A/		District/Ward	USD	
Description		Pt Blk A S	Sec 1 Rothwood / Neigh	borhood Code And Name: 4806 Trinity Li	n/Ambrose Av	
FEMA FLOO	OD ZONES					
Zone Code	Flood Risk	BFE	Description		FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal floo above the 500-year	od hazard, usually depicted on FIRMs as flood level.	47037C0253H	04/05/2017











LOCATION 3002 Ambrose Ave Nashville, TN 37207-4710 **Property Address** Subdivision Rothwood County Davidson County, TN PROPERTY SUMMARY **Property Type** Commercial Land Use Vacant Commercial Land Improvement Type **Square Feet GENERAL PARCEL INFORMATION** Parcel ID/Tax ID 072-05-0-042.00 Alternate Parcel ID **Account Number** District/Ward USD 2010 Census Trct/Blk 113/1



SALES HISTORY THROUGH 02/06/2020

2019

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
9/30/2014	\$450,000	E Trinity Ln Projects LLC	Dorris Henry C	Warranty Deed	2	201410060092561
9/3/1996	\$50,000	Dorris Henry C		Warranty Deed		10178/662
9/3/1996		Dorris Henry C		Quit Claim Deed		10178/661
10/15/1964		Merryman J T Etux		Warranty Deed		3823/813

TAX ASSESSMENT

Assessor Roll Year

Amount	Assessment	Amount	Jurisdiction	Rate
2019	Assessment Year	2019		
\$118,000	Assessed Land	\$47,200	General Services District	2.755
	Assessed Improveme	nts		
\$118,000	Total Assessment	\$47,200		
	Exempt Amount			
	Exempt Reason			
	2019 \$118,000	2019 Assessment Year \$118,000 Assessed Land Assessed Improveme \$118,000 Total Assessment Exempt Amount	2019 Assessment Year 2019 \$118,000 \$47,200 Assessed Land Assessed Improvements \$118,000 Total Assessment \$47,200 Exempt Amount	2019 Assessment Year 2019 \$118,000 Assessed Land S47,200 General Services District Assessed Improvements \$118,000 Total Assessment \$47,200 Exempt Amount

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2019	\$188.80	\$1,300.36	\$1,489.16
2018	\$188.80	\$1,300.36	\$1,489.16
2017	\$188.80	\$1,300.36	\$1,489.16
2016	\$104.90	\$695.33	\$800.24









Property Report for 3002 AMBROSE AVE, cont.

					i roberty Kept	JIL IOI JOUZ AIVIL	SINOUL AVE, COL
2015	\$	104.90	\$695.33			\$800.23	
2014	\$	104.90	\$695.33			\$800.23	
2013	\$	104.90	\$695.33			\$800.23	
MORTGA	GE HISTORY						
Date	Loan Amount	Borrower	Lender		Book/Page or Docum	ent# Assign	ments/ Releases
09/30/2014	\$750,000	E Trinity Ln Projects L	LC Bank Of Te	ennessee	201410060092562		
07/29/2004	\$125,441	Dorris Henry C Dorris Anne S	Capital Bar	nk	200408060095173	R	
ASSIGNM	IENTS & RELEA	ASES					
Mortgage D	Date New Lend	er Original Lender	Borrower	Book/Pa	ge or Document#	Recorded Date	Document Type
07/29/2004		Renasant Bank	Pierce Curtis L	20090305	0019924	3/5/2009	Release
07/29/2004		Renasant Bank	Dorris Henry C Dorris Anne S	20090305	0019918	3/5/2009	Release
PROPER	TY CHARACTE	RISTICS: BUILDIN	G				
No Buildings	s were found for this	s parcel.					
PROPER	TY CHARACTE	RISTICS: EXTRA F	EATURES				
No extra fea	tures were found for	r this parcel.					
PROPER	TY CHARACTE	RISTICS: LOT					
Land Use		Vacant Comme	ercial Land	Lo	t Dimensions	50 X	213
Block/Lot		/10		Lo	t Square Feet	13,90	39
Latitude/Lo	ongitude	36.205248°/-86	.747854°	Acı	reage	0.32	
PROPER	TY CHARACTE	RISTICS: UTILITIE	S/AREA				
Gas Source	•			Road	Туре		
Electric Sou	ırce			Торос	graphy		
Water Sour	rce			Distri	ct Trend		
Sewer Sour	се			Specia	al School District 1		
Zoning Co	de	Ir: Industrial Res	strictive	Specia	al School District 2		
Owner Type							
LEGAL DI	ESCRIPTION						
Subdivisio	n	Rothwood		Plat B	ook/Page		
Block/Lot		/10		Distri	ct/Ward	USD	
Description	1	Lot 10 Sec 1 Ro	thwood / Neighborho	ood Code An	d Name: 4806 Trinity Ln/	Ambrose Av	
FEMA FLO	OOD ZONES						
Zone Code	Flood Risk	BFE De	escription			FIRM Panel ID	FIRM Panel E Date
Х	Minimal	Ar ab	ea of minimal flood h ove the 500-year floo	azard, usua d level.	lly depicted on FIRMs as	47037C0253H	04/05/2017









LOCATION 3004 Ambrose Ave Nashville, TN 37207-4710 **Property Address** Subdivision Rothwood County Davidson County, TN PROPERTY SUMMARY **Property Type** Commercial Land Use Office Building Low-Rise Improvement Type Single Family **Square Feet GENERAL PARCEL INFORMATION** Parcel ID/Tax ID 072-05-0-043.00 Alternate Parcel ID **Account Number** District/Ward USD 2010 Census Trct/Blk 113/1 Assessor Roll Year 2019



SALES HISTORY THROUGH 02/06/2020

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
7/19/2017		E Trinity Ln Projects LLC	Butler Robert K	Quit Claim Deed		201707310077259
7/30/2015	\$155,000	Butler Robert K & Zeller Michael R	3 D R Investments	Warranty Deed		201508030076332
7/31/2000	\$80,000	3-D-R Investments		Warranty Deed		200008010075615
10/15/1996	\$48,600	Lewis John Warner		Warranty Deed		10245/736
7/5/1995	\$50,000	Hand Billy W & Linda J		Warranty Deed		9736/739
1/27/1987	\$42,000	Nevil John W Et Ux		Warranty Deed		7122/132
11/6/1986	\$28,000	Hand Billy W Et Ux		Warranty Deed		7043/748
8/7/1962		Trusty Emily P		Warranty Deed		3436/165

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount	Jurisdiction	Rate
Appraisal Year	2019	Assessment Year	2019		
Appraised Land	\$118,700	Assessed Land	\$47,480	General Services District	2.755
Appraised Improvements	\$27,200	Assessed Improvements	\$10,880		
Total Tax Appraisal	\$145,900	Total Assessment	\$58,360		
		Exempt Amount			
		Exempt Reason			

TAXES

Tax Year **Total Taxes** City Taxes **County Taxes**







Property Report for 3004 AMBROSE AVE, cont.

						·	-		
2019	\$23				\$1,607.82		\$1,84	1.26	
2018		\$233.44 \$1,60			\$1,607.82		\$1,84		
2017	\$23	3.44			\$1,607.82		\$1,84	1.26	
2016	\$18	4.47			\$1,222.72		\$1,40	7.19	
2015	\$18	4.47			\$1,222.72		\$1,40	7.19	
2014	\$18	4.47			\$1,222.72		\$1,40	7.19	
2013	\$18	4.47			\$1,222.72		\$1,40	7.19	
MORTGAG	GE HISTORY								
Date	Loan Amount	Borrower		Lender		Book/Page or	Document#	Assignme	ents/ Releases
07/17/2017	\$50,000	Zeller Mich	nael R	Hower N	Mark	2017073100772	258		
07/31/2015	\$89,250	Butler Rob Zeller Mich		Bank Of	Tennessee	2015080300763	333		
07/31/2008	\$92,000	3Dr Investr	nents	Voluntee	er State Ban	k 2008081100823	391	R	
10/15/1996	\$48,600	Lewis John	W	Hand Bi	illy W & Linc	a J 10245/739			
ASSIGNM	ENTS & RELEAS	ES							
Mortgage D	ate New Lender	Original I	Lender	Bor	rower	Book/Page or Docu	ument# Reco	rded Date	Document Type
07/31/2008		Volunteer	State Ban	k 3Dr	Investments	201508110080425	8/11/2	015	Release
PROPERT	TY CHARACTER	ISTICS: E	BUILDIN	G					
Building # 1									
Туре	Single Fam	nily	(Conditio	n		Units		1
Year Built	1949		E	Effective	Year		Stories		1
BRs	:	2	E	Baths		1 F H	Rooms		4
Total Sq. Ft.	. 9	06							
Building Sq	uare Feet (Living Sp	ace)				Building Square F	eet (Other)		
Base Area 90	06					Stoop 25			
Basement 90	6								
- CONSTRU	JCTION								
Quality					Roo	of Framing			
Shape					Roc	of Cover Deck			
Partitions					Cat	inet Millwork			
Common W	/all				Flo	or Finish			
Foundation	1	Full Bi	mt		Inte	rior Finish			
Floor Syster	m				Air	Conditioning		Htg/Clg	
Exterior Wa	II	Frame)		Hea	t Type		Heating/	Cooling
Structural F	raming	Resd	Frame		Bat	hroom Tile			
Fireplace		Υ			Plu	mbing Fixtures			
- OTHER									
Occupancy					Bui	Iding Data Source			
PROPERT	Y CHARACTERI	STICS: E	XTRA F	EATURI	ES				
			iption		-	Year Bui	lt	Condition	1
Feature	Siz	e or pescri							
Feature Cc Paving	Siz 800								

COPYRIGHT © 2020 COURTHOUSE RETRIEVAL SYSTEM. ALL RIGHTS RESERVED. Information Deemed Reliable But Not Guaranteed.







Table of Contents

Tax Information



Property Report for 3004 AMBROSE AVE, cont.

Land Use		Office B	uilding Low-Rise	Lot Dimensions	70 X	213		
Block/Lot		/11		Lot Square Feet	14,81	0		
Latitude/Long	gitude	36.2054	89°/-86.747834°	Acreage	0.34			
PROPERTY	' CHARACTER	ISTICS: UTII	ITIES/AREA					
Gas Source				Road Type				
Electric Source	e			Topography				
Water Source	1			District Trend				
Sewer Source				Special School District 1				
Zoning Code		Ir: Industr	ial Restrictive	Special School District 2				
Owner Type								
LEGAL DES	CRIPTION							
Subdivision		Rothwood	i l	Plat Book/Page				
Block/Lot		/11		District/Ward	USD			
Description		Lot 11 Se	c 1 Rothwood / Neighborh	ood Code And Name: 4806 Trinity Ln/A	Ambrose Av			
FEMA FLOO	OD ZONES							
Zone Code	Flood Risk	BFE	Description		FIRM Panel ID	FIRM Panel Eff. Date		
Х	Minimal		Area of minimal flood above the 500-year flo	hazard, usually depicted on FIRMs as od level.	47037C0253H	04/05/2017		





TDOT Traffic Count



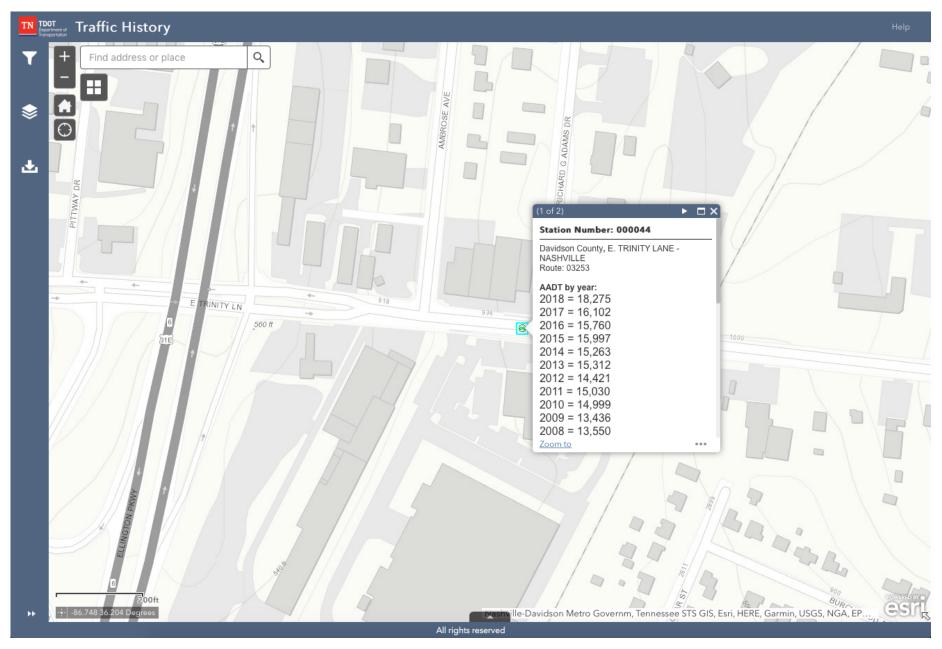




Table of Contents

Title Commitment





ALTA Commitment for Title Insurance

First American Title Insurance Company

Commitment

COMMITMENT FOR TITLE INSURANCE

Issued By

FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT-READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, First American Title Insurance Company, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

First American Title Insurance Company

Dennis J. Gilmore, President

Jeffrey S. Robinson, Secretary

If this jacket was created electronically, it constitutes an original document.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II— Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited Reprinted under license from the American Land Title Association.



Form 5030099 (1-31-17)

Page 1 of 12

ALTA Commitment for Title Insurance (8-1-16) Tennessee - Without Arbitration





25





COMMITMENT CONDITIONS

1. **DEFINITIONS**

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.
- 2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
- The Company's liability and obligation is limited by and this Commitment is not valid without:
 - (a) the Notice;
 - (b) the Commitment to Issue Policy;
 - (c) the Commitment Conditions;
 - (d) Schedule A;
 - (e) Schedule B, Part I—Requirements;
 - (f) Schedule B, Part II—Exceptions; and
 - (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II— Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

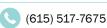
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



Form 5030099 (1-31-17)

Page 2 of 12

ALTA Commitment for Title Insurance (8-1-16) Tennessee - Without Arbitration







26



Title Commitment

- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

Arbitration provision intentionally removed.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice, the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II— Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



Form 5030099 (1-31-17)

Page 3 of 12

ALTA Commitment for Title Insurance (8-1-16) Tennessee - Without Arbitration







First American Title™

ALTA Commitment for Title Insurance

First American Title Insurance Company

Schedule A

Transaction Identification Data for reference only:

Issuing Agent: Wagon Wheel Title and Escrow, LLC Issuing Office: 204 South 11th Street, Nashville, TN

ALTA® Universal ID: 00409 Loan ID No.:

Commitment No.: 19-2453 Issuing Office File No,: 19-2453

Property Address: 935 East Trinity Lane, Nashville, TN 37207; 937 East Trinity Lane, Nashville, TN 37207; 3002 Ambrose

Avenue, Nashville, TN 37207; and 3004 Ambrose Avenue, Nashville, TN 37207

Revision No.:

SCHEDULE A

1. Commitment Date: 12/10/2019 at 08:00AM

2. Policy to be issued:

(a) ALTA Owner's Policy (6-17-06)

Proposed Insured:

Proposed Policy Amount:

3. The estate or interest in the land described or referred to in this Commitment is:

Property 1: Fee Simple, and title to the estate or interest in the land is at the Effective Date vested in E Trinity LN Projects, LLC, a Tennessee limited liability company

Property 2: fee simple, and title to the estate or interest in the land is at the Effective Date vested in E Trinity Lane Properties, LLC

Property 3: fee simple, and title to the estate or interest in the land is at the Effective Date vested in E Trinity Lane Properties, LLC

Property 4: fee simple, and title to the estate or interest in the land is at the Effective Date vested in E Trinity Lane Properties, LLC

4. The land referred to in this Commitment is described as follows:

Property 1: 935 East Trinity Lane, in the City of Nashville, County of Davidson, and State of Tennessee

Property 2: 937 East Trinity Lane, in the City of Nashville, County of Davidson, and State of Tennessee

Property 3: 3002 Ambrose Avenue, in the City of Nashville, County of Davidson, and State of Tennessee

Property 4: 3004 Ambrose Avenue, in the City of Nashville, County of Davidson, and State of Tennessee

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II— Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

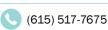
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



Form 5030047-A (4-12-17)

Page 4 of 12

ALTA Commitment for Title Insurance (8-1-16) Tennessee - Schedule A







28



Title Commitment

FIRST AMERICAN TITLE INSURANCE COMPANY

Authorized Signatory

Daniel D Britt

Wagon Wheel Title and Escrow, LLC **Issuing Agent**

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



Form 5030047-A (4-12-17)

Page 5 of 12

ALTA Commitment for Title Insurance (8-1-16) Tennessee - Schedule A









Title Commitment

First American Title™	ALTA Commitment for Title Insurance
First American Title	First American Title Insurance Company
Schedule BI	

Commitment No.: 19-2453

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

- 1. Warranty Deed from E Trinity LN Projects, LLC, a Tennessee limited liability company, to **(BUYER).** In connection with said deed, we will further require regarding the grantor:
 - i. Production of a copy of the articles of organization and operating agreement if adopted, with an affidavit affixed thereto that it is a true copy of the articles of organization and operating agreement, and all amendments thereto (the "Enabling Documents"), and that the limited liability company has not been dissolved;
 - ii. That said deed shall be executed by all of the members, unless the articles of organization provide that the company shall be governed by managers, then said deed shall be executed by all of the managers;
 - iii. If the Enabling Documents authorize less than all of the members, or managers as the case may be, to execute a conveyance, then said deed may be executed by such members or managers as are authorized by the articles of organization and operating agreement to execute a conveyance, together with any documentary evidence which may be necessary to show the authority of the parties executing the deed to bind the limited liability company;
 - iv. Should any member, or manager if applicable, be other than a natural person, we will require proof of good standing as well as documentation of authority of the person to execute documents on its behalf;
 - v. Certificate from the Secretary of State (or other governmental agency designated for the filing of the Enabling Documents) of said limited liability company's domicile, showing the limited liability company to have been formed prior to the date of acquisition, together with proof as to the current status of said limited liability company;
 - vi. Documentary evidence in recordable form, showing compliance with all requirements regarding conveying company property contained in the Enabling Documents; and
 - vii. The Company reserves the right to amend the commitment, including but not limited to, the addition of further requirements and/or exceptions as it deems necessary based upon a review of any of the documentation required above.
- 2. Deed of Trust encumbering the land from **(BUYER)**, to Trustee for the benefit of A Natural Person Or Legal Entity, in the principal amount of \$0.00. In connection with said Deed of Trust, we will further require:
 - 1) Production of a copy of the articles of incorporation with an affidavit affixed thereto that it is a true copy of the articles of incorporation and all amendments thereto, and that the corporation has not been dissolved;
 - 2) Certified copy of a Board of Directors resolution setting forth the terms, conditions and consideration for which the corporation is authorized to mortgage its property. The resolution must further identify the officers authorized to execute the Deed of Trust and other closing document on behalf of the corporation;

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



Form 5033847-BI&BII (4-24-18)

Page 6 of 12

ALTA Commitment for Title Insurance (8-1-16)



Tennessee - Schedule BI







ST AMERICA TO THE TOTAL TIME	ALTA Commitment for Title Insurance
First American Title™	ISSUED BY
and the second second	First American Title Insurance Company
Schedule BI	

Commitment No.: 19-2453

SCHEDULE B, PART I

Requirements (Continued)

- 3) Certified incumbency certificate showing the identity of the officers authorized to execute the Deed of Trust on behalf of the corporation;
- 4) The corporation must have been formed prior to the date of acquisition;
- 5) Current Certificate from the Secretary of State of said corporation's current good standing;
- 6) Satisfactory evidence of compliance with all requirements regarding encumbering corporation property contained in the articles of incorporation; and
- 7) The Company reserves the right to amend the commitment, including, but not limited to, the addition of further requirements and /or exceptions as it deems necessary based upon a review of any of the documentation required above.
- 3. Affidavit executed by current owner(s) of the land described in Schedule A on a form to be supplied by the Company which shall include, but not be limited to, a certification that (1) there are no parties in possession of the land described in Schedule A, other than the current owners; (2) no bankruptcy proceedings in any federal court, federal tax liens, state tax liens and/or judgments have been or are being filed against the owner(s); (3) there are no liens for past due taxes of any nature or any unpaid assessments of any kind; (4) there are no financing statements and no outstanding indebtedness for equipment, appliances or other fixtures attached to the land described in Schedule A; and (5) there are no matters existing, at the time of the delivery of any deed contemplated herein, which would adversely affect the ability of the owner(s) to mortgage or convey the land described in Schedule A; (6) that there have been no improvements to the insured property within the past 1 year which could give rise to a construction lien and there are no accounts or claims pending and unpaid which could constitute a lien against the insured property. The affidavit will also state that affiant has no knowledge of any natural person or legal entity who has or could have a claim or right, interest or lien adverse to the insured.
- 4. Execution and delivery of Notice of Availability of Title Insurance to Purchaser/Mortgagor.
- 5. The name(s) of the Proposed Insured under the Mortgage Policy must be furnished in order that this Commitment may become effective. The Company reserves the right to make such additional requirements as it may deem necessary.
- Payment, cancellation and satisfaction of record of deed of trust executed by E Trinity LN Projects LLC, a limited liability company in favor of Hugh M. Queener, as trustee, to secure Pinnacle Bank, recorded August 10, 2016 in Instrument No. 20160810-0083079, Modification of Deed of Trust recorded in Instrument No. 20170731-0077257, in the Register's Office of Davidson County, Tennessee, in the original principal sum of \$1,000,000.00. (as to 3002 Ambrose Ave)
- Payment, cancellation and satisfaction of record of deed of trust executed by Michael R. Zeller in favor of Rudy Title and Escrow, LLC, as trustee, to secure Nancy Collins, recorded November 02, 2016 in Instrument No. 20161102-0115717, in the Register's Office of Davidson County, Tennessee, in the original principal sum of \$50,000.00. (as to 3002 Ambrose Ave)

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



Form 5033847-BI&BII (4-24-18)

Page 7 of 12

ALTA Commitment for Title Insurance (8-1-16)







31





ST AMERICA	ALTA Commitment for Title Insurance
First American Title™	ISSUED BY
	First American Title Insurance Company
Schedule BI	

Commitment No.: 19-2453

SCHEDULE B, PART I

Requirements (Continued)

- 8. Payment, cancellation and satisfaction of record of deed of trust executed by Robert K. Butler and Michael R. Zeller in favor of Roy L. Harmon, Jr., as trustee, to secure Bank of Tennessee, recorded August 03, 2015 in Instrument No. 20150803-0076333, in the Register's Office of Davidson County, Tennessee, in the original principal sum of \$89,250.00 (as to 3004 Ambose Ave).
- 9. Payment, cancellation and satisfaction of record of deed of trust executed by Michael R. Zeller in favor of C. Loy Carney, as trustee, to secure Mark Hower, recorded July 31, 2017 in Instrument No. 20170731-0077258, in the Register's Office of Davidson County, Tennessee, in the original principal sum of \$50,000.00 (as to 3004 Ambose Ave).
- 10. Release of Assignment of Rents and Leases from E Trinity LN Projects LLC, a limited liability company to Pinnacle Bank recorded August 10, 2016, in Instrument No. 20160810-0083080, in the Register's Office of Davidson County, Tennessee (as to 3002 Ambrose Ave).
- 11. Pay County of Davidson taxes for the year 2019 in the base amount of \$11,156.08, for Tax Identification No. 072-05-0-040.00, now due and becoming delinquent on March 1, 2020.
- 12. Pay delinquent County of Davidson taxes for the year 2018 in the base amount of \$11,332.76, plus penalties and interest in the amount of \$1,529.91, good thru November 30, 2019, for Tax Identification No. 072-05-0-040.00.
- 13. Pay County of Davidson taxes for the year 2019 in the base amount of \$1,489.16, for Tax Identification No. 072-05-0-042.00 (as to 3002 Ambrose Ave), now due and becoming delinquent on March 1, 2020.
- 14. Pay delinquent County of Davidson taxes for the year 2018 in the base amount of \$1,489.16, plus penalties and interest in the amount of \$223.40, good thru December 31, 2019, for Tax Identification No. 072-05-0-042.00 (as to 3002 Ambrose Ave).
- 15. Pay County of Davidson taxes for the year 2019 in the base amount of \$1,841.26, for Tax Identification No. 072-05-0-043.00 (as to 3004 Ambose Ave), now due and becoming delinquent on March 1, 2020.
- 16. Pay delinquent County of Davidson taxes for the year 2018 in the base amount of \$1,841.26, plus penalties and interest in the amount of \$276.20, good thru December 31, 2019 for Tax Identification No. 072-05-0-043.00 (as to 3004 Ambose Ave).
- 17. Note: The property described on Schedule A is not assessed for city taxes.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II— Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved. The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



Form 5033847-BI&BII (4-24-18)

Page 8 of 12

ALTA Commitment for Title Insurance (8-1-16)







32



Title Commitment

A MERICA 16	ALTA Commitment for Title Insurance
First American Title™	ISSUED BY
- 15 To 100	First American Title Insurance Company
Schedule Bl	

Commitment No.: 19-2453

SCHEDULE B, PART I

Requirements (Continued)

- 18. Proof of payment of any and all Plan of Rothwood Association liens and/or assessments against the land described in Schedule A (including, but not limited to, any special assessments or payments due to others such as master associations).
- 19. Note: Immediately prior to disbursement of the closing proceeds, the search of the public records must be continued from the effective date hereof. The Company reserves the right to raise such further exceptions and requirements as an examination of the information revealed by such search requires, provided, however, that such exceptions or requirements shall not relieve the Company from its liability under this Commitment arising from the matters which would be revealed by such search, to the extent that Company, or its Agents countersigning this Commitment, has disbursed said proceeds.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form

Copyright 2006-2016 American Land Title Association. All rights reserved. The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



Form 5033847-BI&BII (4-24-18)

Page 9 of 12

ALTA Commitment for Title Insurance (8-1-16)









Title Commitment



A MERICA TALL TIME	ALTA Commitment for Title Insurance
First American Title™	ISSUED BY
	First American Title Insurance Company
Schedule BII	

Commitment No.: 19-2453

SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

- 1. County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.
- 2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.
- 3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 1 ROTHWOOD, as recorded in Plat Book 1424, Page(s) 134, in the Register's Office of Davidson County, Tennessee.
- 4. Easement for Road Dedication, recorded in Instrument No. 20181207-0119567, in the Register's Office of Davidson County, Tennessee (as to 3002 Ambrose Ave).
- Easement recorded in Book 10178, Page 661, in the Register's Office of Davidson County, Tennessee (as to 3002 Ambrose Ave).
- Notice of Completion recorded at Instrument No. 20151130-0120733, in the Register's Office of Davidson County, Tennessee.
- 7. Agreement for Dedication of Public Right-of-Way recorded at Instrument No. 20181207-0119567, in the Register's Office of Davidson County, Tennessee.
- 8. Easement recorded in Book 4241, Page 922, in the Register's Office of Davidson County, Tennessee (as to 3004 Ambose Ave).

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II— Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright 2006-2016 American Land Title Association. All rights reserved. The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited.

Reprinted under license from the American Land Title Association.



Form 5033847-BI&BII (4-24-18)

Page 10 of 12

ALTA Commitment for Title Insurance (8-1-16)





34





First American Title TM	ALTA Commitment for Title Insurance
First American Title	ISSUED BY
	First American Title Insurance Company
Exhibit A	

Commitment No.: 19-2453

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Property 1: 935-937 Trinity Ln

Land in Davidson County, Tennessee, being part of the westerly part of Business Block "A" and part of a 10-foot alley lying along the northerly margin of Business Block "A" on the plan of Section 1 Rothwood, of record in Book 1424, Page 134, Register's Office for said county, described according to a survey by Robert L. Sylar, dated May 6, 1968, revised by James A. Hamilton, Jr., as follows:

Beginning at an iron pipe in the northerly margin of Trinity Lane at the southwest corner of the John Deal property as agreed on upon by an Agreement between Myers Truck and Caster Company, Inc., and John W. Deal and wife, of record in Book 4557, Page 134, said Register's Office; thence with the margin of said Lane North 85 degrees 24 minutes West 98.87 feet to an iron pin at the beginning of a curve; thence around said curve northwesterly 28.6 feet to an iron pin in the easterly margin of Ambrose Avenue; thence with the margin of said Avenue, North 3 degrees East 199 feet to an iron pin in the westerly boundary of Lot No. 10 of said Rothwood Subdivision; thence along a curve, southeasterly 31.34 feet to an iron pin in the southerly boundary of said Lot 10; thence with the same, South 87 degrees East 101.17 feet to an iron pin, being Deal's northwest corner as per Agreement above refereed to; thence along his line, South 4 degrees 14 minutes West 200.45 feet to the point of beginning.

Being the same property conveyed by Warranty Deed from Desco, Incorporated, a Tennessee corporation to Henry C. Dorris, a one-half undivided interest and John D. Harris, a one-half undivided interest as recorded on the 11th day of February, 1977 in Deed Book 5114, Page 430; Quitclaim Deed from John D. Harris to Henry C. Dorris as recorded on the 15th day of August, 1986 in Deed Book 6951, Page 212; Probate in Docket No. 2013PR-475 and Warranty Deed from Estate of Henry C. Dorris to E Trinity LN Projects LLC, a Tennessee limited liability company as recorded on the 6th day of October, 2014 in Instrument No. 20141006-0092561, in the Register's Office of Davidson County, Tennessee.

3002 Ambrose Ave

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Section One, Rothwood, as of record in Book 1424, page 134, Register's Office for said County, as follows:

Beginning at a point in the east margin of Ambrose Avenue, at the corner of Lot Nos. 10 and 11; thence with the line between said lots, easterly 212.7 feet to a point; thence southerly 70 feet to the north line of a 20 foot alley; thence with the margin of the same, westerly 192.7 feet to the beginning of a curve; thence around said curve, northeasterly 31.4 feet to the east margin of Ambrose Avenue; thence with the margin of the same, northerly 50 feet to the point of beginning.

Together with that portion of a 20' alley conveyed to HENRY C. DORRIS by deed of record in Book 10178, Page 661, said Register's Office.

Tract 2:

Beginning at a point in the East margin of Ambrose Avenue, at the corner of Lot Nos. 10 and 11; thence with the line between said lots, Easterly 212.7 feet to a point; thence Southerly 70 feet to the North line of a 20 foot alley; thence with

Form 5030047-EX (4-12-17)

Page 11 of 12

ALTA Commitment for Title Insurance (8-1-16)

Tennessee - Exhibit A







35



Title Commitment

the margin of the same, Westerly 192.7 feet to the beginning of a curve; thence around said curve, Northeasterly 31.4 feet to the East margin of Ambrose Avenue; thence with the margin of the same, Northerly 50 feet to the point of beginning.

Being the same property conveyed by Warranty Deed from Ezell Dickerson & wife, Mildred Dickerson to J. T. Merryman & wife Eloise C. Merryman as recorded on the 20th day of October, 1964 in Deed Book 3823, Page 813; Quitclaim Deed from J. T. Merryman and wife, Eloise C. Merryman to Henry C. Dorris as recorded on the 4th day of September, 1996 in Deed Book 10178, Page 661; Installment Deed from J. T. Merryman and wife, Eloise C. Merryman to Henry C. Dorris as recorded on the 4th day of September, 1996 in Deed Book 10178, Page 662; Chancery Court in Docket No. 2013PR-475 and Warranty Deed from Estate of Henry C. Dorris to E Trinity LN Projects LLC, a Tennessee limited liability company as recorded on the 6th day of October, 2014 in Instrument No. 20141006-0092561, in the Register's Office of Davidson County, Tennessee.

3004 Ambrose Ave

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Rothwood, Section I, as of record in Plan Book 1424, Page 134, Register's Office for Davidson, County Tennessee to which plan reference is here made for a complete description thereof.

Being the same property conveyed by Warranty Deed from Billy W. Hand and wife, Linda J. Hand to John W. Nevil and wife, Geraldine G. Nevil as recorded on the 30th day of January, 1987 in Deed Book 7122, Page 132; Warranty Deed from John W. Nevil and wife, Geraldine G. Nevil to Billy W. Hand and wife, Linda J. Hand as recorded on the 21st day of July, 1995 in Deed Book 9736, Page 739; Warranty Deed from Billy W. Hand and wife, Linda J. Hand to John Warner Lewis as recorded on the 1st day of November, 1996 in Deed Book 10245, Page 736; Warranty Deed from John Warner Lewis, unmarried to 3-D-R Investments, a partnership as recorded on the 1st day of August, 2000 in Instrument No. 20000801-0075615; Warranty Deed from 3-D-R Investments, a Tennessee general partnership to Robert K. Butler and Michael R. Zeller as recorded on the 3rd day of August, 2015 in Instrument No. 20150803-0076332; and Quitclaim Deed from Robert K. Butler and Michael R. Zeller to E Trinity LN Projects, LLC, a Tennessee limited liability company as recorded on the 31st day of July, 2017 in Instrument No. 20170731-0077259, in the Register's Office of Davidson County, Tennessee.

Property 2:	
Property 3:	
Property 4:	



Video





McLemore Auction Company, LLC will sell this recently renovated office building at the corner of E Trinity Ln and Ambrose Ave in East Nashville at online auction. The main building is currently configured as a co-working / creative space and contains 14,700± sf of rentable space. The office sits on 1.209± Acres Zoned IR (Industrial Restrictive) and provides ample parking. The property also features a 906± sf former home facing Ambrose Ave. Existing leases provide immediate income. The size and visibility of this prime location provide potential for expansion, reconfiguration or redevelopment.