WARRANTY DEED

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2016.

Notary Public

MY COMMISSION EXPIRES: 7-3-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Pate Holdings, LLC		092-06-0-007-00
(NAME)	(NAME)	
1655 LENISBURG PIKE	NEW OWNER	
(ADDRESS)	(ADDRESS)	
FRANKLIN, TN 37064		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, DBH Investment Group, a Tennessee limited liability company, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Pate Holdings, a Tennessee limited liability company, hereinafter called the Grantees, 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 No. 36 on the Plan of George I. Waddey's Subdivision of Blocks 16 and 26 of Midway of record in Plat Book 421, Page 55, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 36 fronts 50 feet on the westerly side of 30th Avenue, North, formerly Garnet Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Caleb Brown d/b/a DBH Investment Group, LLC by Quitclaim Deed from James E. Brown of record in Instrument No 20161003-0104105 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 929 30th Avenue N, Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20160086827 DEEDWARR
Recvd: 10/03/16 15:10 2 pgs
Fees:13.00 Taxes:251.60
20161003-0104106

Witness my hand this 30th day of September, 2016.

DBH Investment Group, LLC

By: Caleb Brown
Its: Sole Member

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Caleb Brown**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Manager of **DBH Investment Group, LLC**, the within named bargainor, a limited liability company, and that he as such Manager being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company, by himself as such Manager.

WITNESS my hand and seal this 30th day of September, 2016.

My Commission Expires:

Notary Public

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2020