Bill Garrett Davidson County
Batch# 36857 DEEDWARR
12/13/2017 03:27:30 PM 2 pgs
Fees: $13.00 Taxes: $1,591.00
20171213-0127293

WARRANTY DEED

State of Tennessee)
County of Davidson)

17-11-007

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 13th day of December, 2017

Notary Public

My Commission Expires: 07/02/18 (AFFIX SEAL)

DEE FILES KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
SABROSA HOLDINGS, LLC	" NEW OWNER "	104-05-0
(NAME) 618 Church Street, Ste. 220	(NAME)	250.00CO
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(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 Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **JOHN H. MENGE, JR., AND WIFE, PAIGE H. MENGE**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **SABROSA HOLDINGS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), its successors 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. 324 on the Plan of Richland Realty Company's First Addition to Subdivision "B"**, as of record in Book 332, Page 174, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all the same property conveyed to HENRY MENGE AND WIFE, PAIGE MENGE, by Deed from JAMES ALDEN GRIFFITH AND WIFE, CHERYL L. GRIFFITH, of record in Instrument No. 20070201-0013166, Register's Office for Davidson County, Tennessee. THE said Henry Menge and John H. Menge and John H. Menge, Jr., are one and the same person.

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 PAID by the Grantor herein.***

BEING unimproved ☐
Improved ☒ property known as: **105 Bowling Avenue, Nashville, TN, 37205.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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.

WITNESS WHEREOF, our hands, this 13th day of December, 2017.

John H Menge Jr
JOHN H. MENGE, JR.

Paige H. Menge
PAIGE H. MENGE

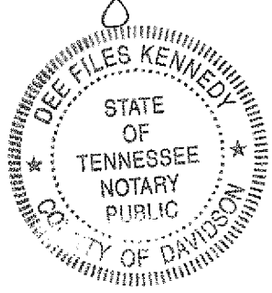
STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **JOHN H. MENGE, JR., AND PAIGE H. MENGE**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of December, 2017.

My Commission Expires: 07/02/18

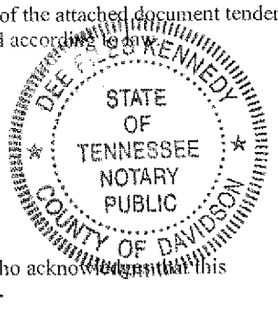
Dee Files Kennedy
Notary Public



I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Peter Weiss

State of Tennessee)
County of Davidson)



Personally appeared before me, the undersigned, a Notary Public for this county and state, Peter Weiss who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 07/02/18

Dee Files Kennedy
Notary Public