Bill Garrett Davidson County
Batch# 77282 DEEDWARR
04/09/2018 10:34:08 AM 2 pgs
Fees: $13.00 Taxes: $1,313.13
20180409-0033124

TN 1810313

WARRANTY DEED

EMILY MARGARET CROWDER NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $354,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of April, 2018

Notary Public

MY COMMISSION EXPIRES: 3-5-2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Nicholas Burnette	NEW OWNER	0710707D00100CO
(NAME)	(NAME)	
302 Queen Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I, **Bedrock Global Capital, LLC, a Delaware Limited Liability Company** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Robert Nicholas Burnette, a single man , 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:

Being all of Unit 302 of 304 Queen Avenue on Plan of record in exhibit "B" of the Declaration of Covenants, Conditions, and Restrictions for 304 Queen Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20170614-0059759, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description thereof.

Being part of the same property conveyed to Bedrock Global Capital, LLC, a Tennessee limited liability company by Warranty Deed from Think Tank Holdings, LLC, a Tennessee limited liability company recorded on May 8, 2017, of record in Instrument No. 20170508-0045414, Grantee's name corrected to be Bedrock Global Capital, LLC, a Delaware Limited Liability company by Scrivener's Affidavit of record in Instrument No. 20170614-0059758, Register's Office for Davidson County, Tennessee.
THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 302 Queen Avenue, Nashville, TN 37207
(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.

Witness my/our hands this 3rd day of April, 2018.

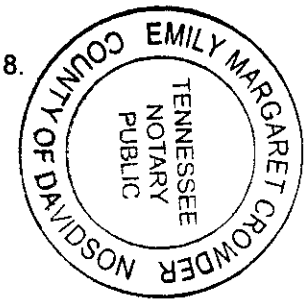
BEDROCK GLOBAL CAPITAL, LLC

J. Trent Lehman, Authorized Agent

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, J. Trent Lehman, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be an authorized agent of Bedrock Global Capital, LLC and that he as such executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as authorized agent

WITNESS my hand and seal this 2nd day of April, 2018.



Notary Public
My Commission Expires: 5/5/2020

File No.: 12805

Record and Return To:
Limestone Title & Escrow, LLC
3173 South Church Street
Murfreesboro, TN 37127