THIS DOCUMENT PREPARED BY:
Stephanie Glenn
Heritage Title & Escrow Company, Inc.
123 Fifth Ave. North
Franklin, TN 37064
615-790-8116
File No. 18-1286

Map-Parcel No. 104 15 0 143.00

Bill Garrett Davidson County
Batch# 80130 **DEEDWARR**
04/12/2018 09:40:23 AM 2 pgs
Fees: $13.00 Taxes: $3,700.00

20180412-0034386

Property Address:
2226 Blair Blvd., Nashville, TN 37212

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WARRANTY DEED

Send Tax Statements To:
444 KIDS, LLC
2214 Lyric Avenue
Los Angeles, CA 90027

Grantee's Name, Address:
444 KIDS, LLC
2214 Lyric Avenue
Las Angeles, CA 90027

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **HENRY PAUL SCOTT, married**, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **444 KIDS, LLC, a California limited liability company**, hereinafter "Grantee," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No 26 on the Map of St. Bernard Place, as of record in Book 161, page 171, Register's Office for said County.

Said Lot No 26 fronts 80 feet on the northerly side of Blair Boulevard, formerly Long Avenue, and runs back 132.06 feet on the easterly line and 131.36 feet on the westerly line, with the easterly margin of 24th Avenue South, to an alley, measuring 80 feet thereon.

BEING the same property conveyed to HENRY PAUL SCOTT by Quitclaim Deed from SALLY B. SCOTT, TRUSTEE U/A/D OCTOBER 4, 1994, OF THE SCOTT REVOCABLE LIVING TRUST AGREEMENT, dated January 10, 2005, and recorded on January 12, 2005 of record in Instrument No. 20050112-0004472, Register's Office for Davidson, Tennessee.

Also being the same property conveyed to Sally B. Scott Trustee U/A/D October 4, 1994, by Quitclaim Deed from Sally B. Scott, Individually, of record in Book 9497, page 930, dated 10/30/1994, Register's Office for Davidson County, Tennessee.

Also being the same property conveyed to Henry Paul Scott and spouse, Sally B. Scott by Warranty Deed from Earline Goodwin and Ruby L. Lovell, devisees under the Will of Laura Craig Webb of record in Book 8722, page 430, dated 9/3/1992, Register's Office for Davidson County, Tennessee.

This is improved property known as, 2226 BLAIR BLVD, Nashville, TN 37212.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's successors and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, it successors, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2018 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 161, page 171, Register's Office for Davidson County, Tennessee.

3. Easement Agreement by and between Henry Paul Scott and Sally Brunson Scott of record in Instrument No. 20171117-0118144, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 9 day of April, 2018.

Henry Paul Scott
HENRY PAUL SCOTT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **HENRY PAUL SCOTT**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that he, executed the within instrument for the purposes therein contained as his free act and deed.

WITNESS my hand and official seal this 9 day of April, 2018.

Notary Public
My Commission expires: 2-18-19

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and does hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $1,000,000.00 .

Affiant

SWORN TO and subscribed before me on this 10 day of April, 2018.

Notary Public
My Commission expires: 2-18-19

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY