THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180415955** Bill Garrett Davidson County Ba:ch# 91000 **DEEDWARR** 05.11/2018 08:56:32 AM 2 pgs Fees: $13.00 Taxes: $845.45 20180511-0045188	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $228,500.00. Affiant Subscribed and sworn to before me, this 8th day of May, 2018. Notary Public My Commission Expires:

SHIRA KINGSBEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

WARRANTY DEED

Address New Owner: EZ & Tone, LLC 2721 Ennis Road Nashville, TN 37210	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 119-11-032.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephanos Stroop and M'Lissa Stroop, his mother** ("Grantor"), have this day bargained and sold, and does hereby transfer and convey to **EZ & Tone, LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 57, on the Plan of Mashburn Heights, as of record in Book 1835, Page 1, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Stephanos Stroop and mother, M'Lissa Stroop, unmarried by Warranty Deed from Charles Bryan Lewis and Glenn Harris Lewis, devisees under the Last Will & Testament of Lois C. Lewis, recorded on the 4th day of October, 2010 in Instrument No. 20101004-0079316 and Scrivener's Affidavit in Instrument No. 20131122-0120388, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MASHBURN HEIGHTS, as recorded in Plat Book 1835, Page(s) 1.

Easement recorded in Book 4365, Page 454.

This is improved property located at 2721 Ennis Road Nashville, TN 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and

binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of May, 2018.

Stephanos Stroop by M'Lissa Stroop, his Attorney in Fact

Stephanos Stroop
By: M'Lissa Stroop, his Attorney-in-Fact

M'Lissa Stroop

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, M'Lissa Stroop, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of May, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, M'Lissa Stroop, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Stephanos Stroop and that she is authorized by Stephanos Stroop to execute this instrument on their behalf.

WITNESS my hand, at office, this 8th day of May, 2018.

Notary Public

My Commission Expires: _____

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018