True Copy Certification

I, Matthew G. Noggle, 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.

Bill Garrett Davidson County
Batch# 93266 DEEDWARR
05/16/2018 04:12:30 PM 5 pgs
Fees: $28.00 Taxes: $4,059.27
20180516-0047017

Signature

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Brooke Stackpole, a notary public for this county and state, Matthew G. Noggle who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/7/21

Notary Seal

BROOKE STACKPOLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,097,100.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF MAY, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/8/22
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

THIS INSTRUMENT WAS PREPARED BY
Matthew G. Noggle, Esq., 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 04-18-0005

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
2206 Belmont, LLC	2206 Belmont, LLC	104-16-355.00
(NAME) 1230 West Altgeld Street	(NAME) 1230 West Altgeld Street	
(ADDRESS) Chicago, IL 60614	(ADDRESS) Chicago, IL 60614	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF One Million Ninety-Seven Thousand One Hundred And No/100 Dollars ($1,097,100.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
DAVID STEMPEL AND LINDSY STEMPEL, HUSBAND AND WIFE,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
2206 BELMONT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,
HEREINAFTER CALLED THE GRANTEES, ITS SUCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Exhibit "A" attached hereto and made a part hereof.

unimproved ☐
This is improved ☒ property, known as 2206 Belmont Avenue, Nashville, TN 37212
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those exceptions listed on Exhibit B, attached hereto and incorporated herein by reference (the "Permitted Exceptions").

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 our hands this 16 day of May, 2018

David Stempel

Lindsy Stempel

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, Matthew G. Noggle, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that David Stempel and Lindsy Stempel, husband and wife, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 16th of May, 2018.

Notary Public

My Commission Expires:

(SEAL)

MATTHEW GARDNER NOGGLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

EXHIBIT "A"

Land in Davidson County, Tennessee, being the Northerly part of Lot No. 125 and the Southerly part of Lot No. 126 on the Plan of Belmont Land Co.'s Plan showing sub of 10 acres and re-sub of Lots 1-6 and 20-25 Ashwood Avenue East a/k/a "Belmont Heights" as shown on plat of record in Plat Book 421, Page 34 in the Register's Office of Davidson County, Tennessee, described together as follows:

Beginning on the Easterly margin of Belmont Boulevard at a point 244 feet North of the Northerly margin of Linden Avenue, being the Northwest corner of the property conveyed to Sydney Ray White, et ux, by Deed of record in Book 571, Page 309, said Register's Office; thence with said White's Northerly line, Eastwardly 186 feet, more or less, to the Westerly margin of an alley; thence with said alley Northwardly 55.5 feet, more or less, to the Southeast corner of the property conveyed to E. H. Goodman's Southerly line Westwardly 186 feet, more or less, to the Easterly margin of Belmont Boulevard Southwardly 55.5 feet, more or less, to the point of beginning.

Being the same property conveyed to David Stempel and Lindsy Stempel, husband and wife, by Warranty Deed from David Wayne Adams, married of record in Instrument No. 20110317-0021172, in the Register's Office of Davidson County, Tennessee, dated March 15, 2011 and recorded on March 17, 2011.

EXHIBIT "B"

(PERMITTED EXCEPTIONS)

1. Davidson County real property taxes for the year 2018 and subsequent years, a lien, not yet due and payable.

2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BELMONT LAND CO.'S PLAN, as recorded in Plat Book 421, Page(s) 34, in the Register's Office of Davidson County, Tennessee.