Map and Parcel: 105-090-079.00

Warranty Deed

Address of New Owner(s)
Belmont Real Estate Holdings II, LLC
1900 Belmont Boulevard
Nashville, Tennessee 37212-3757

Send Tax Bills To:

SAME

This Instrument Prepared By:
J. Terry Price
Guenther, Jordan & Price, Attorneys
2100 West End Avenue
Suite 1150
Nashville, Tennessee 37203

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

AMY D. IRWIN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021

The actual consideration (or value, whichever is greater) for this transfer is $1,080,000.00.

Affiant

Subscribed and sworn to before me this 16 day of July, 2018.

Notary Public

My Commission Expires 9/7/21

For and in Consideration of the sum of ONE MILLION, EIGHTY THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), I, Ralph Pace, Jr., unmarried, (hereafter referred to as "Grantor") have bargained and sold, and by these presents transfer and convey to Belmont Real Estate Holdings II, LLC, a Tennessee limited liability corporation, its successors and assigns, (hereafter referred to as "Grantee") a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows:

The land referred to is situated in the County of Davidson, State of Tennessee, and described as follows:

Land in Davidson County, Tennessee, being Lot(s) 30, as shown on the map entitled the Plan of D. B. Blakemore's Subdivision of Lawrence Lawn, of record in Book 161, page 165, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ralph Pace, Jr., by deed from David Randell Boone, and wife, Patricia Tarpley Boone, of record in Book 7845, Page 804, dated May 19, 1989, said Register's Office.

This is improved property, known as 1302 Caldwell Avenue, Nashville, Tennessee 37212.

This conveyance is subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

Bill Garrett Davidson County
Batch# 119042 DEEDWARR
07/23/2018 08:32:30 AM 2 pgs
Fees: $13.00 Taxes: $3,996.00

20180723-0071204

Grantor represents to Grantee that Grantor is lawfully seized and possessed of the above described land in fee simple; has a good right to convey it, and the same is unencumbered, except as described herein.

Grantor represents to Grantee that he is divorced and unmarried, that any and all property rights, including marital rights in this property were settled as a part of the divorce proceedings and that this property has not been used as marital property since the divorce. Further, Grantor represents to Grantee that no marital rights of any kind exist on or to this property.

Grantor binds Grantor, their successors, assigns, heirs and representatives, to warrant and forever defend the title to the above described land to Grantee and the successors and assigns of Grantee, against the lawful claims of all persons.

Witness this 16 day of July, 2018.

By: Ralph Pace Jr.
RALPH PACE, JR.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, J. Terry Price, a Notary Public in and for the above County and State, the within named Ralph Pace, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16 day of July, 2018.

J. TERRY PRICE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

NOTARY PUBLIC

My Commission Expires: November 3, 2020