WARRANTY DEED

Bill Garrett Davidson County
Batch# 134178 DEEDWARR
08/28/2018 01:35:14 PM 2 pgs
Fees: $13.00 Taxes: $2,127.13

20180828-0085243

R-P-18-2117

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $574,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF AUGUST, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Belmont Real Estate Holdings II, LLC	**Same as New Owner**	
(NAME)	(NAME)	**105-13-0-051.00**
1900 Belmont Blvd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL BRENT MCPHERSON AND LINDSEY MCPHERSON, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BELMONT REAL ESTATE HOLDINGS II, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 342 on the Plan of Re-subdivision of part of Belmont Land Company's Subdivision of record in Plat Book 421, Page 71, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Brent McPherson and Lindsey McPherson, husband and wife by Quit Claim deed from Michael Brent McPherson and Lindsey McPherson, husband and wife, Douglas McPherson and Lisa McPherson, husband and wife of record in Instrument No. 20131024-0110749 Register's Office for Davidson County, Tennessee, dated October 18, 2013 and recorded on October 24, 2013.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Plan of record in Plat Book 421, Page 71, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2117 12th Avenue S, Nashville, Tennessee 37204**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 24th DAY OF AUGUST, 2018.

Michael Brent McPherson by Lindsey McPherson as Attorney in Fact

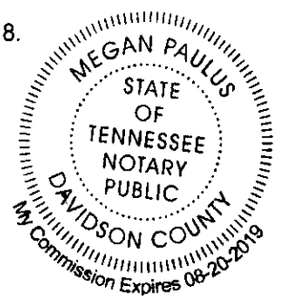
Lindsey McPherson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDSEY MCPHERSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of MICHAEL BRENT MCPHERSON, and who acknowledged he/she/they executed the same as the free act and deed of the said MICHAEL BRENT MCPHERSON.

Witness my hand and official seal, this the 24th of August, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

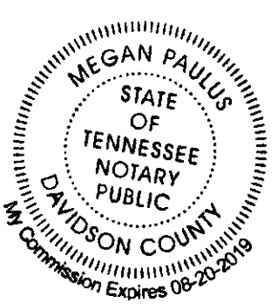


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDSEY MCPHERSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of August, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212