THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180716966** Bill Garrett Davidson County Batch# 134624 **DEEDWARR** 08/29/2018 09:35:43 AM 2 pgs Fees: $13.00 Taxes: $3,848.00 20180829-0085554	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,040,000.00. Affiant Subscribed and sworn to before me, this 16th day of August, 2018. Notary Public My Commission Expires:

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 7, 2021

WARRANTY DEED

Address New Owner: Porter Watson McCollister 1722 Temple Avenue Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-04-118.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in **D'Affari Properties, a Tennessee general partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Porter Watson McCollister, unmarried** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 9 on the map of Criddle & Scruggs Subdivision of Lot No. 7 in O.B. Hayes Addition, as of record in Book 57, Page 62, Register's Office for said County.

Said Lot No. 9 fronts 50 feet on the Westerly side of 17th Avenue South formerly Addison Street, and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to D'Affari Properties, a Tennessee general partnership by General Warranty Deed from G. Gerald Roy and Judith L. Roy, recorded on the 9th day of June, 1994 in Deed Book 9374, Page 371, in the Register's Office of Davidson County, Tennessee.

This conveyance is pursuant to the Winding Up of the Affairs of D'Affari Properties, a Tennessee general partnership under Tennessee Statute 61-1-801, et al.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CRIDDLE & SCRUGGS SUBDIVISION, as recorded in Plat Book 57, Page(s) 62.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Charter of D'Affari Properties, LLC, of record in Book 10579, Page 810.

This is improved property located at 1019 17th Avenue South Nashville TN 37212

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 16th day of August, 2018.

D'Affari Properties, a Tennessee general partnership

By: _____
Scott Borchetta 50% Partner

By: Super 98 Holdings, LLC 50% Partner

By: _____
Scott Borchetta, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared Scott Borchetta, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of D'Affari Properties, a Tennessee general partnership the within named bargainor, a Partnership, and that he as such Partner being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Partnership by himself as Partner.

Witness my hand and official seal at office, this 16th day of August, 2018

_____
Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Scott Borchetta, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the sole member of Super 98 Holdings, LLC, who is a partner of D'Affari Properties, a Tennessee General Partnership, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 16th day of August, 2018.

_____
Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018