Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

18-1-470

NEW OWNER:

512 East Iris Drive, LLC
C/O Richard A. Mozenter
1880 Century Park E
Los Angeles, CA 90067

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED BY:

M. Todd Jackson
Jackson & Associates PC
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

Karen Y Johnson Davidson County
Batch# 137930 **DEEDWARRSP**
09/07/2018 12:15:44 PM 4 pgs
Fees: $23.00 Taxes: $4,440.00

20180907-0088806

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE MILLION TWO HUNDRED THOUSAND AND NO/100 DOLLARS ($1,200,000.00) cash in hand paid, the receipt of which is hereby acknowledged, **DeLong Photography, LLC, a Tennessee limited liability company,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **512 East Iris Drive, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, forever, the tract or parcel of land, situated and lying in the County of Davidson, bound and described as follows:

Land in Davidson County, Tennessee, being Lot No. 10, on the plan of Berry Hill Gardens, Block H, of record in Book 1130, page 36, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Said Lot No. 10 fronts 50 feet on the Northeast side of East Iris Drive as measured around a slight curve and runs back between lines 151.9 feet on the Westerly line and 208 feet on the Easterly line to a dead line on which it measures 110 feet.

Being the same property conveyed to DeLong Photography, LLC, a Tennessee limited liability company, by Quitclaim Deed, from James Mark DeLong, III, a married person, dated March 24, 2011, recorded March 29, 2011, of record in Instrument No. 20110329-0023909, Register's Office for Davidson County, Tennessee. Melissa DeLong, wife of James Mark DeLong, III joins in the execution of this deed to convey any and all of her marital

rights and interest to subject property.

Previously being the same property conveyed to James Mark DeLong, III, unmarried, by Warranty Deed, from Greg M. Kinney and wife, Marsha C. Kinney, dated February 4, 2002, recorded February 25, 2002, of record in Instrument No. 20020225-0023707, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY known as: **512 East Iris Drive, Nashville, TN 37204**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants that it is lawfully seized in fee simple of the property and that it has a good and lawful right to sell and convey the same. GRANTOR covenants and binds itself and its successors to warrant specially and forever defend the title to the said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor, **BUT NOT FURTHER OR OTHERWISE.**

POSSESSION shall be given on the date of recording of the deed.

PROPERTY TAXES for the current year shall be assumed by Grantee as of the date of recording of the deed.

WITNESS MY SIGNATURE hereto this 30th day of August, 2018.

DeLong Photography, LLC

By: _____
James Mark DeLong, III, Member

By: _____
Melissa DeLong, Member

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, James Mark DeLong, III and Melissa DeLong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they are Members of DeLong Photography, LLC, the within-named Grantor, a Tennessee limited liability company, and they as such Members being given the authority to so do, executed the within instrument on behalf of DeLong Photography, LLC, by signing the name of the Tennessee limited liability company by themselves as Members.

WITNESS my hand and official seal at office, this 30 day of August, 2018.

_____
NOTARY PUBLIC

My commission expires: _____

SUSAN HARVILLE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
June 26, 2022
COUNTY OF WILLIAMSON

****

The actual consideration or value, whichever is greater, for this transfer is **$1,200,000.00**.

AFFIANT

Sworn to and subscribed to before me this the 30 day of August, 2018.

NOTARY PUBLIC

My commission expires:_____

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 26, 2022
COUNTY OF WILLIAMSON

MAP & PARCEL: 11807020400