WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 152166 DEEDWARR
10/17/2018 02:52:43 PM 2 pgs
Fees: $13.00 Taxes: $5,272.50

20181017-0103092

W-VRES-18-1705

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

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)
1705 State Street, LLC, a Delaware limited liability company	**New Owner**	
(NAME) **3841 Green Hills Village Drive Suite 400**	(NAME)	**092-12-0-240.00**
(ADDRESS) **Nashville, TN 37215**	(ADDRESS)	
(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, **PAMELA ROBERTS ALLEN AND JOHN R. ROBERTS, SR., TRUSTEES FOR THE BAYMAR FAMILY TRUST DATED MAY 11, 2009,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **1705 STATE STREET, LLC, A DELAWARE 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. 196 on the Plan of Boyd Home Tract, of record in Plat Book 21, Page 39, 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 a portion of the same property conveyed to Charles Edward Roberts and wife, Mary Ann Roberts by Warranty Deed from Jack D. Rainey, of record in Book 9348, Page 601, Register's Office for Davidson County, Tennessee, dated May 16, 1994 and recorded on May 18, 1994.

Being the same property conveyed to Baymar Properties, LLC, a Tennessee limited liability company by Quitclaim Deed from Mary Ann Roberts, a single person, of record in Instrument No. 20070706-0081072 Register's Office for Davidson County, Tennessee, dated June 26, 2007 and recorded on July 06, 2007, and Correction of Quitclaim Deed recorded on August 07, 2007 of record in Instrument No. 20070807-0094238, said Register's Office.

Being a portion of the same property conveyed to Pamela Roberts Allen and John R. Roberts, Sr., Trustees for The Baymar Family Trust dated May 11, 2009 by Quitclaim Deed from Baymar Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20151007-0102443, Register's Office for Davidson County, Tennessee, dated October 06, 2015 and recorded on October 07, 2015.

Notice of Change of Trustee as to certain Real Estate recorded on November 12, 2015 of record in Instrument No. 20151112-0115085, said Register's Office.

This conveyance is subject to:
- Taxes for the year 2019, not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 21, Page 39, 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: **1705 State St., Nashville, Tennessee 37203**.

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 12th DAY OF OCTOBER, 2018.

Pamela Roberts Allen and John R. Roberts, Sr., Trustees for The Baymar Family Trust dated May 11, 2009

BY: _____
Pamela Roberts Allen
Co-Trustee

BY: _____
John R. Roberts, Sr.
Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAMELA ROBERTS ALLEN, CO-TRUSTEE of PAMELA ROBERTS ALLEN AND JOHN R. ROBERTS, SR., TRUSTEES FOR THE BAYMAR FAMILY TRUST DATED MAY 11, 2009, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 12th of October, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN R. ROBERTS, SR., CO-TRUSTEE of PAMELA ROBERTS ALLEN AND JOHN R. ROBERTS, SR., TRUSTEES FOR THE BAYMAR FAMILY TRUST DATED MAY 11, 2009, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 12th of October, 2018.

_____
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-6-2021

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