NEW OWNER:

Kenneth Robert Holmstrom
Chrystie Perry Holmstrom
4003 Dorcas Drive
Nashville, TN 37215

SEND TAX BILLS TO:

Kenneth Robert Holmstrom
Chrystie Perry Holmstrom
504 Laguardia PL Apt 2
New York, NY 10012

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 18-0467

116-16-0-006.00

Space for Recorder's Stamp

Karen Y Johnson Davidson County
Batch# 172650 DEEDWARR
12/11/2018 12:59:37 PM 3 pgs
Fees: $18.00 Taxes: $7,585.00

20181211-0120563

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Million Fifty Thousand and 00/100 Dollars ($2,050,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **VINTAGE SOUTH LLC, a Tennessee limited liability company,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **KENNETH ROBERT HOLMSTROM AND CHRYSTIE PERRY HOLMSTROM** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Evergreen Heights, Part Two of record in Plat Book 1835, Page 19, 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 James F. Dugger and wife, Nancy N. Dugger by Warranty deed from John C. Boylin of record in Book 5280, page 869, Register's Office for Davidson County, Tennessee, dated May 01, 1978 and recorded on May 03, 1978.

Being the same property conveyed to Nancy N. Dugger, a single person by Executrix's Quitclaim deed from Nancy N. Duger as the Executrix of the Estate of James F.. Dugger, Jr., (a/k/a James F. Dugger) of record in Book 9595, page 701, Register's Office for Davidson County, Tennessee, dated November 02, 1994 and recorded on February 15, 1995.

Being the same property conveyed to Vintage South, LLC, a Tennessee Limited Liability Company by Warranty deed from Nancy N. Dugger, unmarried of record in Instrument No. 20170804-0079968 Register's Office for Davidson County, Tennessee, dated August 03, 2017 and recorded on August 04, 2017.

Being also known as 4003 Dorcas Drive Nashville, Tennessee 37215.

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

GRANTOR covenants with said Grantees that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this **29th** day of **August, 2018**.

VINTAGE SOUTH LLC, a Tennessee limited liability company

By: Nathan Lyons, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Nathan Lyons** with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be the **Member** of **Vintage South, LLC**, a Tennessee limited liability company, the within-named bargainor, and that he as such member being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself the member.

WITNESS my hand, at office, this **29th** day of **August, 2018**.

Notary Public
My Commission Expires: 10-26-21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **2,050,000.00** .

AFFIANT

Sworn to and subscribed to before me this 29 day of **August, 2018**.

NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY