This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20181302 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$216,500.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant Sworn to and subscribed before me this 14th day of December, 2018. Notary Public My Commission Expires: 12/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

THIS INDENTURE, made this 14th day of December, 2018, among:

DIANE BROOKS AND FREEDOM 123, LLC, A CALIFORNIA LIMITED LIABILTY COMPANY

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

CARLYN KALOGRIS AND DYLAN KALOGRIS, WIFE AND HUSBAND

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 190 on the Plan of Section 3, Haynes Estates of record in Book 4175, Page 80, in the Register's Office for

Karen Y Johnson Davidson County
Batch# 175160 **DEEDWARR**
12/18/2018 10:02:10 AM 6 pgs
Fees: $33.00 Taxes: $801.05

20181218-0122777

Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 190 fronts 90.31 feet on the northwesterly margin of Boyd Drive and extends back 148.39 feet on the northeasterly line and 151.99 feet on the southwesterly line to a dead line in the rear, measuring 59.81 feet thereon.

Being the same property conveyed to Diane Brooks and Freedom 123, LLC A California limited liability company by Warranty Deed from Music City Holdings, LLC A Texas limited liability company of record in Instrument No. 20181008-0099519, Register's Office for Davidson County, Tennessee, dated September 27, 2018 and recorded on October 08, 2018.

Being also known as 4071 Boyd Drive, Nashville, Tennessee 37218.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Freedom 123, LLC
By: _____
Frederick Prince, Sole Member

State of _____)
County of _____)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Frederick Prince , the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that such person is the Sole Member of Freedom 123, LLC.

Witness my hand and official seal this_____ day of December, 2018.

See Attached
_____
Notary Public
My Commission Expires:_____

Owner Name & Property Address:

Name: Carlyn Kalogris
Address: 4071 Boyd Dr
City, State, Zip: Nashville, TN 37218

Responsible Party For Taxes:

Name: _____
Address: _____
City, State, Zip: _____

Tax ID: 059-09-0-140.00

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California)SS
COUNTY OF SAN JOAQUIN)

On 12·13·18 before me, E PEREZ-VEGA , Notary Public, personally appeared FREDRICK PRINCE

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

TCB2 E. PEREZ-VEGA COMM. #2176518 NOTARY PUBLIC - CALIFORNIA SAN JOAQUIN COUNTY My Comm. Expires JAN 18, 2021 TCB2

This area for official notarial seal.

OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT
CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER(S) TITLE(S)
- ☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
- ☐ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER

SIGNER IS REPRESENTING:

_____ _____

Name of Person or Entity Name of Person or Entity

OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW

TITLE OR TYPE OF DOCUMENT: _____

NUMBER OF PAGES _____ DATE OF DOCUMENT _____

SIGNER(S) OTHER THAN NAMED ABOVE _____

Reproduced by First American Title Company 11/2007

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Diane Brooks

State of _____)
County of _____)

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

Witness my hand and official seal this_____ day of December, 2018.

_____
Notary Public
My Commission Expires: 5.7.2019
(See Attached)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of CONTRA COSTA)

On DECEMBER 13 2018 before me, B.D. HORTI, NOTARY PUBLIC,
Date *Here Insert Name and Title of the Officer*

personally appeared DIANE BROOKS
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity~~(ies)~~, and that by ~~his~~/her/~~their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

B. D. HORTI
COMM. #2123057
Notary Public - California
Contra Costa County
My Comm. Expires Sep. 7, 2019

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: WARRANTY DEED Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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