THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 181218789** Karen Y Johnson Davidson County Batch# 179137 DEEDWARR 12/31/2018 11:03:25 AM 2 pgs Fees: $13.00 Taxes: $5,550.00 20181231-0126373	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,500,000.00. Affiant Subscribed and sworn to before me, this28th day of December, 2018. Notary Public My Commission Expires:

WILLIAM T CHAPMAN IV NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES JULY 08, 2022

WARRANTY DEED

Address New Owner: Super 98 Holdings, LLC. 2824 & 2826 Bransford Avenue Nashville, TN 37204	Send Tax Bills To: Wiles & Taylor Attn: Robert C. Taylor 900 Division Street Nashville, TN 37203	Tax Information: Tax Parcel ID No. 118-11-060.00 118-11-061.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Christine A. Achord, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Super 98 Holdings, LLC., a Tennessee limited liability company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract 1: (2824 Bransford Avenue, Nashville, TN 37204)

Land in Davidson County, Tennessee, being Lot No. 5 of Block D, on the map of Berry Hill Gardens, as of record in Book 1130, Page 36, of the Register's Office of Davidson County, Tennessee.

Said Lot No. 5 fronts 73.0 foot on the East margin of Bransford Avenue and extends back between parallel lines 131.8 foot to a deed line, measuring 73.0 feet thereon.

Tract 2: (2826 Bransford Avenue, Nashville, TN 37204)

Land in Davidson County, Tennessee, being Lot No. 4 of Block "D" on the Plan of Berry Hill Gardens Subdivision, as of record in Book 1130, Page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Warranty Deed from Jack J. Steakley, Jr., a married person to Christine A. Achord, unmarried, as recorded on the 24th day of June, 2005 in Instrument No. 20050624-0072894 and Scrivener's Affidavit of Preparation of Warranty Deed recorded at Instrument No. 20130813-0084871, in the Register's Office of Davidson County, Tennessee.

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 2019 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 BERRY HILL GARDENS, as recorded in Plat Book 1130, Page(s) 36.

This is improved property located at 2824 & 2826 Bransford Avenue Nashville TN 37204

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 28th day of December, 2018.

Christine A. Achord

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christine A. Achord, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of December, 2018.

Notary Public

My Commission Expires: _____

