Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B18-2769

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $166,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 27th day of December, 2018

Notary Public

Commission Expires: 12/15/21

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Karen Y Johnson Davidson County
Batch# 180101 DEEDWARR
01/03/2019 11:13:06 AM 2 pgs
Fees: $13.00 Taxes: $616.05
20190103-0000715

Address of New Owner	Send Tax Bills To:	Map & Parcel
Strong Ventures LLC 11518 N. Grarite Flats Road Highland, UT 84003	New Owner	081-12-0-186.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Josh Terry, Trustee of The 1527 12th Ave Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Strong Ventures LLC, a Utah Limited Liability Company

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee, and being further described as follows:

In the second ward on the City of Nashville what was formerly the 13th Civil District of said county, beginning at a point in the Westerly margin of 12th Avenue North, formerly Florence Street 76 feet Southerly from the Southeast corner of Lot No. 171 on the addition of the town of McGavock, which is the Southeast corner of a lot heretofore conveyed by R. W. Turner to P. J. and Maggie Rowan; running thence Westerly and with the Southerly line of Rowan lot 154 feet, more or less, to the East margin of an alley; thence Southerly with said alley 47 feet; thence running Westerly and with the fence 154, more or less, to 12th Avenue North, and running thence Northerly 47 1/2 feet along the Westerly margin of 12th Avenue North to the point of beginning at said Rowan's corner.

Being the same property conveyed to Josh Terry, Trustee of The 1527 12th Ave Trust by Warranty Deed from Jeffrey D. Bratton and Angela Bratton, husband and wife, recorded on 12/31/18, in Instrument Number 20181231-0124400, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: **1527 12th Avenue North, Nashville, TN 37208.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27th day of December, 2018.

Josh Terry, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Josh Terry, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Trustee of The 1527 12th Ave Trust the within named bargainor, and that he as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 27th day of December, 2018.

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

(Notary Seal)

Notary Public
My Commission Expires: 12/15/21