Name and Address of New Owner:
DC Nashville Real Estate II, LLC
1401 Fairview Drive
Mt Juliet TN 37122

Send Tax Bills To:
DC Nashville Real Estate II, LLC
1401 Fairview Drive
Mt Juliet TN 37122

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 193121 DEEDWARR
02/07/2019 02:53:30 PM 5 pgs
Fees: $28.00 Taxes: $8,880.00
20190207-0011916

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **T and T Development, LLC**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **DC Nashville Real Estate II, LLC,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Section 1, Southside Park Estates, of record in Plat Book 4460, Page 61, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and detailed description of said lot.

Being the same property conveyed to T and T Development, LLC, a Tennessee limited liability company by Warranty Deed from Rochelle Center, a Tennessee non-profit corporation, recorded on June 17, 2016, of record in Instrument No. 20160617-0061929, Register's Office for Davidson County, Tennessee.

This is improved property known as 1088 12th Avenue South, Nashville, TN 37023.

Map & Parcel No: 105-01-0-52200

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Section 1, Southside Park Estates of record in Plat Book 4460, Page 61, as amended in Book 4799, Page 455, 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 T and T Development, LLC, their heirs and assigns by Warranty Deed from Province Builders, LLC, recorded on January 14, 2016, of record in Instrument No. 20160114-0004100, Register's Office for Davidson County, Tennessee.

This is improved property known as 1090 12th Avenue South, Nashville, TN 37203.

Map & Parcel No: 105-01-0-52300

A certain tract or parcel of land, located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Southside Park, Section 1, as of record in Book 4460, Page 61, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Troy Olsen by Warranty Deed from The Heirs of Dicie Lee Turner, a single person, recorded on June 28, 2017, of record in Instrument No. 20170628-0064870, Register's Office for Davidson County, Tennessee. - See Quitclaim Deed in: 20190207-0011571 to T and T Development.

Being the same property conveyed to Dicie Lee Turner, a sincle woman by Warranty Deed from Ronald S. Zeitlin, recorded on January 2, 1973, of record in Book 1668, Page 851, Register's Office for Davidson County, Tennessee.

This is improved property known as 1092 12th Avenue South, Nashville, TN 37203.

Map & Parcel No: 105-01-0-52400

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 5th day of February, 2019.

T and T Development, LLC

John A Bell Jr, Authorized Agent

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, John A Bell Jr, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent of T and T Development, LLC, the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of T and T Development, LLC, by himself as Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee, this 5 day of February, 2019.

Notary Public
My Commission Expires: 3-8-2021

DELLANA LOWE
NOTARY PUBLIC
TENNESSEE
DAVIDSON COUNTY

201902070011916

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $2,400,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Lee Ann Maloney
(Affiant)

Sworn to and subscribed before me this
5th day of February, 2019.

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: 11.8.21
File No. 2018-74

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires:

