WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney
2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 327,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of February, 2019.

Notary Public

COMMISSION EXPIRES: 10/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 194020 **DEEDWARR**
02/11/2019 11:01:43 AM 2 pgs
Fees: $13.00 Taxes: $1,209.90

20190211-0012652

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Joseph Villnow Lauren Villnow	CapStar Bank	071-11-0-027
(NAME)	(NAME)	
1508 Meridian Street	2002 Richard Jones Road, Ste 300A	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **East Labrador Properties, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph Villnow and Lauren Villnow, husband and wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of a Portion of Lot 14 on the Map of Nashville Trust Company's Subdivision of the Lands of John Woodard, deceased of record in Plat Instrument No. 20050307-0024943, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Westerly margin of Meridian Street formerly Old Dickerson Pike at the Northeast corner of the Methodist Church property shown on said plan; thence Northerly with the Westerly margin of said Meridian Street, 100 feet to a point; Thence Westerly 200 feet to a point; Thence Southerly 100 feet to the North margin of the Church property; Thence with the margin of the same, Easterly 200 feet to the beginning.

Less and Except Lot 2, of the Resubdivision of a portion of Lot 14 on the map of Nashville Trust Company's Subdivision of the lands of John Woodard, deceased, of record in Plat Instrument No. 20050307-0024943, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to East Labrador Properties, LLC by Deed dated April 18, 2018 from Music City Holdings, LLC, recorded April 23, 2018, in Instrument Number 201804230037890, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 1508 Meridian Street (House Number) (Street) (P.O. Address) Nashville TN 37207 (City or Town) (State) (Postal Zip)

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, successors and assigns forever; and we do 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, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 8th day of February, 2019.

East Labrador Properties, LLC, a Tennessee Limited Liability Company

By: _____
Anthony Davis, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Anthony Davis,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be **Sole Member of East Labrador Properties, LLC**, (the "Company") the within named bargainor, a limited liability company, and that as such Sole Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Sole Member.

WITNESS my hand and seal this 8th day of February 2019.

_____
Notary

Commission Expires: _____

