THIS INSTRUMENT PREPARED BY:
Shelby Mathews, Esq.
Rudy Winstead Turner, PLLC
2010 21st Ave. S.
Nashville, Tennessee 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00

Affiant

SUBSCRIBED AND SWORN to before me, this 19th day of February, 2019.

Notary Public
My Commission Expires: My Commission Expires November 08, 2022

SHELBY NELSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 197227 DEEDWARR
02/20/2019 02:29:08 PM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20190220-0015457

Address New Owner:	Send Tax Bills To:	Map-Parcel
Ligon Skyline, LLC 2010 21st Ave. S. Nashville, TN 37212	Same	07114032600 (Lot 43) 07114032700 (Lot 42) 07114032800 (Lot 41) 07114032900 (Lot 40)

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of One Million Two Hundred Thousand and No/100 ($1,200,000.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, Jeff Kendig, a Tennessee resident (referred to herein as "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Ligon Skyline, LLC, a Tennessee limited liability company (the "Grantee"), its successors and assigns, all of its rights, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 43, Block "A" East View Subdivision of the Shwab Property, as of record in Book 547, Page 64, Register's Office for Davidson County, Tennessee. Said lot fronts 44 feet 6 inches on the North side of Ligon Avenue and runs back 120 feet on the West line and 120 feet 6 inches on the East line along the West margin of a 10 foot alley, to a dead line in the rear on which it measures 48 feet 3 inches.

This is improved property known as 2 Ligon Ave., Nashville, TN 37207.

LAND in Davidson County, Tennessee, being Lot No. 42, of Block "A" East View Subdivision of the Shwab Property, as shown on plat of record in Plat Book 547, Page 64, in the Register's Office for Davidson County, Tennessee. Said Lot No. 42 fronts 50 feet on the Northerly side of Ligon Ave. and runs back between parallel lines a distance of 120 feet to a dead line.

This is improved property known as 4 Ligon Ave., Nashville, TN 37207.

LAND in Davidson County, Tennessee, being Lot No. 41, of Block "A" on the Plan of East View Subdivision of the Shwab Property, as of record in Plat Book 547, Page 64, in the Register's Office for Davidson County, Tennessee. Said Lot No. 41 fronts 50 feet on the Northerly side of Ligon Ave. and runs back between parallel lines 120 feet to a dead line.

This is improved property known as 6 Ligon Ave., Nashville, TN 37207.

Being the same property conveyed to Jeff Kendig, married, by Warranty Deed from Tony Clouse, unmarried, dated December 15, 2015, of record in Instrument No. 20151216-0126488, in the Register's Office of Davidson County, Tennessee.

LAND in Davidson County, Tennessee, being Lot No. 40, of Block "A" on the Plan of East View Subdivision in the Shwab Property, as of record in Book 547, Page 64, Register's Office for said County. Said Lot No. 40 fronts 50 feet on the North side of Ligon Avenue and runs back between parallel lines 120 feet to a dead line.

This is improved property known as 8 Ligon Ave., Nashville, TN 37207.

Being the same property conveyed to Jeff Kendig, married, by Warranty Deed from Junli Shi, a married man, dated May 16, 2016, of record in Instrument No. 20160523-0051201, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. Grantor does covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple and have good right to convey it. Grantor covenants with Grantee that Grantor will warrant and forever defend title to the Premises against the lawful claims of all persons whomsoever.

(SIGNATURES ON THE FOLLOWING PAGE)

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 19th day of February, 2019.

GRANTOR:

Jeff Kendig

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of said County and State, personally appeared Jeff Kendig, a Tennessee resident, the within named bargainer, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Jeff Kendig, and that he, as such, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand, at office, this 19th day of February, 2019.

Notary Public

My commission expires:

SHELBY NELSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 08, 2022