Karen Johnson Davidson County
Batch# 217506 DEEDWARR
04/15/2019 09:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,263.15
20190415-0033936

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $341,391.50.

Affiant

Subscribed and sworn to me on 04/08/19.

NOTARY PUBLIC
My Commission Expires: 11-8-2021

BRENDA LEWIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON CO.

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
DER Holdings, LLC 1426 Benjamin St Nashville, TN 37206	DER Holdings, LLC 420 E. Waterside Dr. Unit 4410 Chicago, IL 60601	08302014200

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jeff Coplan aka Jeffrey Coplan and Jeffrey W. Coplan, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto DER Holdings, LLC, a New Jersey limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 1, FIRST REVISION RESUBDIVISION OF LOTS 22 & 23 MAP OF SUBDIVISION OF PART OF THE WEAKLEY HOME PLACE, as shown on plat of record in Instrument No. 20130117-0005587, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed by Quitclaim Deed from Coplan Holdings, LLC a Tennessee limited liability company to Jeff Coplan aka Jeffrey Coplan and Jeffrey W. Coplan as recorded on the 17th day of December, 2012 in Instrument No. 20121217-0115721; part of Quitclaim Deed from Coplan Holdings Inc. now known as 16th Street Holdings Inc., a Tennessee Corporation to Coplan Holdings LLC, a Tennessee Limited Liability Company as recorded on the 29th day of August, 2008 in Instrument No. 20080829-0088700; part of Quitclaim Deed from Jeff Coplan to Coplan Holdings, Inc., a Tennessee Corporation as recorded on the 22nd day of May, 2007 in Instrument No. 20070522-0060905; part of Quitclaim Deed from Eric Gunderson to Jeff Coplan as recorded on the 25th day of January, 2007 in Instrument No. 20070125-0010503 and part of Warranty Deed from Anne C. Goodnow, unmarried to Jeff Coplan and Eric Gunderson as recorded on the 3rd day of November, 2006 in Instrument No. 20061103-0136616, in the Register's Office of Davidson County, Tennessee.
>
> This is improved property known as 1426 Benjamin St, Nashville, Tennessee 37206.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its 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 my hand this 04/08/19.

Jeff Coplan aka Jeffrey Coplan and
Jeffrey W. Coplan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 04/08/19, before me personally appeared Jeff Coplan aka Jeffrey Coplan and Jeffrey W. Coplan, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 04/08/19.

Brenda Lewis
NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, John Cobb Rochford, 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 Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY