Karen Johnson Davidson County
Batch# 218785 DEEDWARR
04/17/2019 09:37:57 AM 2 pgs
Fees: $13.00 Taxes: $2,715.80
20190417-0035170

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $734,000.00.

Affiant

Subscribed and sworn before me this the 11 day of April, 2019

Notary Public
My commission expires: 8/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
NTN General Investments, LLC 4224 N. Wolcott Ave Chicago, IL 60613	New Owner	SEE LEGAL DESCRIPTION

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, DANIEL ELI BATES, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to NTN GENERAL INVESTMENTS, LLC, an Illinois limited liability company, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

TRACT 1 (1003 A&B Monroe Street):
Land in Davidson County, Tennessee, being Unit Nos. A & B together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for 1003 Monroe Street Townhomes, a Horizontal Property Regime with Private Elements, and being shown on Plat attached thereto as Exhibit "A", of record in Instrument No. 20180508-0043836, as amended in Instrument No. 20190314-0023370, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Daniel Eli Bates by deed from Rossi Turner, dated 03/30/2018, of record in Instrument No. 20180403-0031115, said Register's Office.

New Tax ID for 2019:
Map/Par: 081-16-0U 001.00 (Unit A)
Map/Par: 081-16-0U 002.00 (Unit B)

TRACT 2 (1005 A&B Monroe Street):
Land in Davidson County, Tennessee, being Unit Nos. A & B together with common areas, as established by Declaration of Covenants, Conditions, and Restrictions for 1005 Monroe Street Townhomes, a Horizontal Property Regime with Private Elements, and being shown on Plat attached thereto as Exhibit "A", of record in Instrument No. 20180508-0043837, as amended in Instrument No. 20190314-0023369, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Daniel Eli Bates by deed from Rossi Turner, dated 03/30/2018, of record in Instrument No. 20180403-0031115, said Register's Office.

New Tax ID for 2019:

Map/Par: 081-16-0V 001.00 (Unit A)
Map/Par: 081-16-0V 002.00 (Unit B)

Subject to all Easements and Restrictions of record.

THIS IS UNIMPROVED PROPERTY KNOWN AS 1003 & 1005 Monroe St, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, heirs 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 the 11 day of April, 2019.

Daniel Eli Bates

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Daniel Eli Bates, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11 day of April, 2019.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022