Name and Address of New Owner:
Jeff Lipps and Saphe Lipps
700 James Avenue, #20, Nashville, TN 37209.

Send Tax Bills To:
Jeff Lipps and Saphe Lipps
700 James Avenue, #20, Nashville, TN 37209.

This Instrument Prepared By:

Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 091050W03600CO

Karen Johnson Davidson County
Batch# 219998 DEEDWARR
04/22/2019 09:51:29 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20190422-0036209

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, **670 James Avenue, LLC**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **JEFFREY ALAN LIPPS AND SAPHE T LIPPS, HUSBAND AND WIFE,** "the Grantees," the following described real estate in Davidson County, Tennessee:

> A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:
>
> Land in Davidson County, Tennessee, being Unit 36 of the Rows at the Annex, a Horizontal Property Regime with Private Elements, Amended and Restated Master Deed, of record in Instrument No. 20180516-0046957, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to 670 James Avenue, LLC by Quitclaim Deed from HR Properties of Tennessee, recorded on March 02, 2017, of record in Instrument No. 20170302-0020973, Register's Office Davidson County, Tennessee.
>
> Being the same property conveyed to HR Properties of Tennessee general partnership by deed from Bellar Auto Parts, Inc., a Tennessee corporation filed of record on 12/21/2015, in Instrument No. 20151221-0127692, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 700 James Avenue, #20, Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 18th day of April, 2019.

670 James Avenue, LLC

John A Bell Jr.

STATE OF Tennessee
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 670 James, 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 670 James , LLC by himself as Authorized Agent.

Witness my hand and official seal at Nashville Tennessee, this 18 day of Apr. 1 2019.

Notary Public
My Commission Expires: 3-8-2022

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE

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 $375,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 18th day of April, 2019.

Notary Public
My commission expires: 03/28/22
File No. 2019-200

OLIVIA DOUGAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03/28/22