Return to: BRI
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

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 DAVIDSON

The actual consideration or value, whichever is greater is $1,140,000.00.

Affiant

Subscribed and sworn before me this the 23rd day of April, 2019.

Notary Public
My commission expires:

Karen Johnson Davidson County
Batch# 222263 DEEDWARR
04/26/2019 10:43:41 AM 2 pgs
Fees: $13.00 Taxes: $4,218.00

20190426-0038580

POLLY E. LAVIT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-17-2022

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
ACDC Commercial Holdings, LLC 2828 Bransford Avenue Nashville, TN 37204	ACDC Commercial Holdings, LLC 2828 Bransford Avenue Nashville, TN 37204	118-11-0 024.00

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 M. FRIZSELL AND SUSAN FRIZSELL, HUSBAND AND WIFE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **ACDC COMMERCIAL HOLDINGS LLC, A TENNESSEE 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:

Land in Davidson County, Tennessee, being Lot No. 5, Block B on the Map of Berry Hill Gardens, as of record in Book 1130, page 36, Register's Office for said County.

Said Lot No. 5 fronts 69.5 feet on the easterly side of West Iris Drive and runs back between lines 144.97 feet on the north line and 151.3 feet on the south line, to the west line of Lots 28 and 29, the plan not showing the length of said rear line.

Being the same property conveyed to Daniel M. Frizsell and wife, Susan Frizsell, by deed from Benny M. Brown and Carolyn J. Brown, husband and wife, dated 01/10/2008, of record in Instrument No. 20080115-0004630, said Register's Office.

This conveyance is subject to: 2019 property taxes that have been prorated and are assumed by Grantee; and all matters appearing on the Map of record in Book 1130, page 36, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 646 W. Iris Drive, Nashville, TN 37204.

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 23rd day of April, 2019.

Daniel M. Frizsell

Susan Frizsell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Daniel M. Frizsell and Susan Frizsell, 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 23rd day of April, 2019.

My commission expires:

1/7/21

Notary Public

