WARRANTY DEED

Karen Johnson Davidson County
Batch# 226376 DEEDWARR
05/06/2019 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $2,765.75
20190506-0042124

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $747,500.00.

Affiant

Subscribed and sworn to before me this 2nd day of May, 2019

Notary Public

My Commission expires: 8/1/22
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
PBNJ Management, LLC	Same	127-16-0A-010.00CO
1418 New Haven Drive		127-16-0A-011.00CO
Brentwood, TN 37027		127-16-0-033.00

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Loren L. Black, and wife, Jettie Luann Black, and Gabriel Real Estate Holdings LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **PBNJ Management, LLC, a Tennessee limited liability company**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Tract No. 1 (127-16-0A-010.00CO)

Situated in Davidson County, Tennessee, being Unit No. 9-B on the Plan of Harpeth Valley Office Park Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by Master Deed and By-Laws of record in Instrument Number 20000324-0029968, and by Supplement and Amendment to the Master Deed of record in Instrument Number 20000710-0067784, Instrument Number 20001102-0108689 and Instrument Number 20010205-0010027, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Harpeth Valley Office Park Condominiums as shown on Exhibit "A" to the Supplement and Amendment to the Master Deed, of record as aforementioned, said Register's Office for a more complete identification and description of such unit.

Being the same property conveyed to Gabriel Communications, Inc. from Jonathan Wesley Finch, and wife and Heather Finch by Warranty Deed on January 22, 2015, of record in Instrument Number 20150127-0007782, Register's Office for Davidson County, Tennessee. Further conveyed to Gabriel Real Estate Holdings, LLC, a Tennessee limited liability company from Gabriel Communications, Inc., a Tennessee corporation by Quitclaim Deed on July 15, 2016, of record in Instrument Number 20170501-0042788, Register's Office for Davidson County, Tennessee.

Known as 912 Harpeth Valley Place Nashville, TN 37221

Tract No. 2 (127-16-0A-011.00CO)

A certain condominium apartment in Davidson County, TN, described as Unit No. 9-A of Harpeth Valley Office Park Condominiums, a Condominium, a Horizontal Property Regime, located in Nashville, TN, as established and described in a Master Deed recorded in Instrument Number 20000324-0029968 as supplemented and amended in Instrument Number 20000710-0067784, Instrument Number 20000110-0108689 and Instrument Number 20010205-0011027, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Harpeth Valley Office Park Condominiums, Condominium Apartments contained in the Master Deed recorded in Instrument Number 20000324-0029968 as supplemented and amended in Instrument Number 20000710-0067784, Instrument Number 20000110-0108689 and Instrument Number 20010205-0011027 and By-Laws appended thereto, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Gabriel Communication, Inc., a Tennessee corporation from Donald M. Cunningham, Trustee of the Donald M. and Rosemary Cunningham Revocable Living Trust by Warranty Deed on May 19, 2009, of record in Instrument Number 20090522-0047376, Register's Office for Davidson County, Tennessee. Further conveyed to Gabriel Real Estate Holdings, LLC, a Tennessee limited liability company from Gabriel Communications, Inc., a Tennessee corporation by Quitclaim Deed on July 15, 2016, of record in Instrument Number 20170501-0042778, Register's Office for Davidson County, Tennessee.

Known as 914 Harpeth Valley Place Nashville, TN 37221

Tract No. 3 (127-16-0-033.00)

Land in Davidson County, Tennessee, being Lot No. 8 on the Final Plat of Harpeth Valley Office Park, A Planned Unit Development of record in Book 11700, Page 9, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Loren L. Black, married from Steven R. Beggrow, married by Warranty Deed on February 14, 2007, of record in Instrument Number 20070220-0020175, Register's Office for Davidson County, Tennessee.

Further conveyed to Loren L. Black and wife, Jettie Luann Black, as tenants by the entireties with right of survivorship from Loren L. Black and his entire interest in and to all of the membership interest in Gabriel Real Estate Holdings, LLC, f/ka/ Larry's Country Diner, LLC, by CONVEYANCE TO TENANCY BY THE ENTIRETIES on July 15, 2016, of record in Instrument Number 20160721-0075424, Register's Office for Davidson County, Tennessee.

Known as 916 Harpeth Valley Place Nashville, TN 37221

The property is subject to the following:

- Taxes and assessments for the year 2019 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters on Plan as shown on Exhibit "A" to the Supplement and Amendment to the Master Deed of record in Instrument No. 20010205-0011027, Register's Office for Davidson County, Tennessee.
- Declaration of Covenants, Conditions and Restrictions of record in Book 11651, page 501, Register's Office for said County. Master Deed of record in Instrument No. 20000324-0029968, as amended in Instrument No. 20000710-0067784, Instrument No. 20001102-0108689, Instrument No. 20010205-0011027, and Instrument No. 20010814-0087370, Register's Office for Davidson County, Tennessee.
- Charter of Harpeth Valley Office Park Owner's Association, Inc., of record in Book 11651, page 497, and Instrument No. 20000324-0029967, Register's Office for Davidson County, Tennessee.
- Subject to 100 year flood plain as shown on Plat of record in Plat Book 11700, page 9, Register's Office for said County. Subject to all matters on Plan of record in Plat Book 11700, page 9, Register's Office for said County.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this May 2, 2019.

Loren L. Black **Jettie Luann Black**

Gabriel Real Estate Holdings LLC, a Tennessee limited liability company

By

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Loren L. Black and Jettie Luann Black,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this May 2, 2019

My commission expires 8/1/22

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Larry Black, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be president (or other officer authorized to execute the instrument) of **Gabriel Real Estate Holdings LLC,** the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as president (or other authorized officer).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 8/1/22

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY