THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190319772** Karen Johnson Davidson County Batch# 232139 **DEEDWARR** 05/20/2019 11:14:32 AM 2 pgs Fees: $13.00 Taxes: $1,580.00 20190520-0047237	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $427,025.00 Affiant Subscribed and sworn to before me, this 16th day of May, 2019. Notary Public My Commission Expires:

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JUL 09, 2022

WARRANTY DEED

Address New Owner: Night Properties, a Tennessee general partnership 1909 Lebanon Pike Nashville TN 37210	Send Tax Bills To: New Owner PO Box 24661 Nashville, TN 37208	Tax Information: Tax Parcel ID No. 095-09-0-030.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Education Intelligence, Inc., a Tennessee corporation** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Night Properties, a Tennessee general partnership**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the 3rd, formerly the 15th Civil District of Davidson County, Tennessee, being the Northerly part of that tract marked "White" on the Gayland Subdivision, as of record in Book 2083, Page 68, Register's Office for said County, described partly according to said plan, as follows:

Beginning on the Westerly margin of Gayland Court at the Northeast corner of the property conveyed to Fred Klausmeier of record in Book 2303, Page 521, Register's Office for said County; thence with the Westerly margin of said Court, North 30° 59' West 250 feet to the beginning of a curve; thence around said curve with a radius of 20 feet in a Northwesterly direction 30.2 feet to the Southerly margin of Lebanon Road; thence with said Road, Westwardly 112.6 feet to the Northeast corner of property conveyed to Maxine Beckworth by deed from Balle P. Waggoner and wife, of record in Book 2017, Page 483, said Register's Office; thence with said line South 23° 01' East 272.6 feet, more or less, to the Northwest corner of Fred Klausmeier's lot; thence with his North line, Eastwardly 147 feet, more or less, to the Westerly margin of Gayland Court, the point of beginning.

Being the same property conveyed to Education Intelligence, Incorporated, a Tennessee corporation by Warranty Deed from The Ellmore Living Trust, dated October 9, 2007, by and through Sue Ellen Ellmore, Co-Trustee, and Michael Adam Ellmore, Katherine Amanda Ellmore and Diane Elizabeth Ellmore, successor Co-Trustees of Mark A. Ellmore, Jr., Deceased, recorded on the 19th day of June, 2015 in Instrument No. 20150619-0059114, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements,

utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GAYLAND SUBDIVISION, as recorded in Plat Book 2083, Page(s) 68.

This is improved property located at 1909 Lebanon Pike Nashville TN 37210

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 16th day of May, 2019.

Education Intelligence, Inc., a Tennessee corporation

BY: Gary Slattery, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gary Slattery, with whom I am personally acquainted, and who acknowledged himself to be the President of Education Intelligence, Inc., a Tennessee corporation, the within named bargainer, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its President.

Witness my hand, at office, this 16th day of May, 2019.

Notary Public
My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022