This instrument prepared by:
Ruth E. Salek, Attorney at Law
9109 Briar Forest
Houston, TX 77024

Please return to:

AmTrust Title of Texas
One Allen Center
500 Dallas Street
Suite 1360
Houston, TX 77002
Attn: Lisa.Aguilar

Karen Johnson Davidson County
Batch# 233358 DEEDWARR
05/22/2019 04:09:30 PM 5 pgs
Fees: $28.00 Taxes: $5,365.00
20190522-0048692

WARRANTY DEED

THIS INDENTURE, made and entered into on the 20th day of May, 2019, by and between **EDRY B&K-6, GP,** a Texas general partnership ("Grantor"), and **DUBYA G, LLC** a California limited liability company ("Grantee");

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot Nos. 6 & 7, of Block "A", on the Map of First Section of Crolywood Subdivision, of record in Plat Book 1130, Page 65, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.
>
> Being the same property conveyed to Grantors herein by Warranty Deed dated February 27, 2017 from Mansoor Shamsaie of record in Instrument 201703020020671, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its successors and assigns, in fee simple forever.

Grantor does hereby covenant with Grantee that they are lawfully seized in fee of the Property; that they have a good right to sell and convey the same; that the same is unencumbered, except for those items shown on Exhibit "A" attached hereto and made a part hereof, and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

This Warranty Deed may be executed in any number of counterparts, which counterparts when considered together shall constitute a single, binding, valid and enforceable Warranty Deed.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed hereto as of the day and year first above written.

GRANTOR:

EDRY B&K-6, GP
A Texas general partnership

By: _____
Brian Salek, General Partner

STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned Notary Public, of the State and County aforesaid, duly commissioned and qualified, personally appeared Brian Salek with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the general partner of the within named Grantor, and that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and Notarial Seal at office this 20th day of May, 2019.

_____
NOTARY PUBLIC

My Commission Expires: 11-3-2020

Notary Stamp:

LISA GAIL AGUILAR
NOTARY PUBLIC STATE OF TEXAS
MY COMM. EXP. 11/3/2020
NOTARY ID 1059908-8

****

STATE OF TENNESSEE
COUNTY OF SHELBY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,450,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this 23rd day of May, 2019.

Notary Public

My Commission Expires: 01/15/2021

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

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Tax Parcel Numbers: G0219DA000010

Property Address:

6200 Charlotte Pike
Nashville, TN 37209-3030

Property Owner and Address and
Mail Tax Notices to:

Dubya G, LLC
12192 Pine Street
Los Alamitos, CA 90720

EXHIBIT "A" to Deed
Permitted Encumbrances

1. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records.

2. Restrictions upon the use of the premises not appearing in the chain of title to the land.

3. All matters as set forth per Plat Book 1130, Page 65, Register's Office for Davidson County, Tennessee.

4. Any inaccuracy in the area, square footage, or acreage of land described in the above described legal description.

5. Title to that portion of the premises, if any, embraced within the bounds of any streets, roads and/or highways.

6. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3990, Page 895, Register's Office for Davidson County, Tennessee.

7. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument 201708110082673, Register's Office for Davidson County, Tennessee.

8. Agreement for Dedication of Public Right-of-Way of record in Instrument 201708180084974, Register's Office for Davidson County, Tennessee.

9. Subject to rights of others in possession under the terms and conditions contained in the Memorandum of Lease of record in Instrument 201703020020675, Register's Office for Davidson County, Tennessee.

10. County of Davidson taxes for the year 2019 and subsequent years, a lien not yet due or payable.

True Copy Certification

I, Sandra S. Jackson, do hereby make oath that I am 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.

State of Tennessee

County of Rutherford

Personally appeared before me, Robyn DuBray, a notary public for this county and state, Sandra S. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Robyn DuBray, Notary

My Commission Expires: 2/15/2021

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires