THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,495,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF May, 2019. Notary Public MY COMMISSION EXPIRES: Georgette R Kennedy (AFFIX SEAL) 03-08-21

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LDMO,LLC.	NEW OWNER	MAP
1005 Gilmore Ave.		PARCEL 118-01-0-196.00
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Structurecraft, LLC**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LDMO LLC, as trustee of The 1005 Gilmore Avenue Trust

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 74 on the Plan of Montrose Place, of record in Plat Book 57, Page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Structurecraft, LLC by Warranty Deed from Frederick Hobson and The Heirs and Beneficiaries of Wayne Hobson, of record in Instrument No. 20170531-0053790, Register's Office for Davidson County, Tennessee, dated May 30, 2017 and recorded on May 31, 2017.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1005 Gilmore Ave., Nashville, TN 37204.**

Karen Johnson Davidson County
Batch# 234881 DEEDWARR
05/28/2019 08:39:46 AM 2 pgs
Fees: $13.00 Taxes: $5,531.50

20190528-0049746

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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(s) this the 20th day of May, 2019.

Structurecraft, LLC

BY: _____

ITS: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, personally appeared James Frisina, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of the maker, **Structurecraft, LLC**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 20th day of May, 2019.

My Commission expires March 3 2020

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSE

_____
Notary Public