WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 218,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF June, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/8/2022
(AFFIX SEAL)

MATTHEW GARDNER NOGGLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-08-2022

Karen Johnson Davidson County
Batch# 240069 DEEDWARR
06/06/2019 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $806.60
20190606-0054357

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2019-GTE-72

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Latrya Gordon	Same as Owner	058-14-0-153
(NAME) 4224 Kings Lane	(NAME)	
(ADDRESS) Nashville, TN 37218	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **BPI Crabtree Family Investments II LLC, a Tennessee Limited Liability Company** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Latrya Gordon** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Lot 49, Gold Key Subdivision, Section III, as shown on plat of record in Plat Book 6250, Page 595, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Joseph Frye and wife, Harrietta Frye, by Warranty Deed from Cumberland Builders, Inc., of record in Book 7222, Page 554, in the Register's Office of Davidson County, Tennessee, dated April 8, 1987 and recorded on May 1, 1987.

Being the same property conveyed to BPI Crabtree Family Investments II, LLC, by Warranty Deed from Joseph Frye and wife, Harrietta Frye, of record in Instrument No. 20180329-0029569, in the Register's Office of Davidson County, Tennessee, dated March 28, 2018 and recorded on March 29, 2018.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following exceptions (the "**Permitted Exceptions**") (i) restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Gold Key

Subdivision, Section III, as recorded in Plat Book 6250, Page(s) 595, Register's Office, Davidson County, Tennessee, and (ii) 2019 taxes and subsequent years.

This is improved property located at 4224 Kings Lane, Nashville, TN 37218.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), its successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 4th day of June, 2019.

GRANTOR:

BPI Crabtree Family Investments II LLC, a Tennessee Limited Liability Company

By: BPI Crabtree Family Investments LLC, a Tennessee Limited Liability Company, its Managing Member

By: _____
David P. Crabtree, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared David P. Crabtree , 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 President of BPI Crabtree Family Investments LLC, a Tennessee Limited Liability Company the Managing Member of BPI Crabtree Family Investments II LLC, a Tennessee Limited Liability Company, the within named grantor, and that he as President of the Managing Member of the grantor, executed for the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 5th day of June, 2019.



_____
Notary Public

My Commission Expires: 3/8/2022

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Lisa Sheppard, a notary public for the State aforesaid, Matthew G. Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

LISA SHEPPARD
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 8-22-2021