THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190420109** Karen Johnson Davidson County Batch# 240890 **DEEDWARR** 06/10/2019 10:26:16 AM 2 pgs Fees: $13.00 Taxes: $8,140.00 20190610-0055218	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$2~~,200,000.00. Affiant Subscribed and sworn to before me, this 6th day of June, 2019. Notary Public My Commission Expires: 7-6-20

CHELSEA HARDY STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JUL 6, 2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tee Line, LLC 8011 Brooks Chapel Rd Ste. 3346 Brentwood, TN 37027	New Owner	Tax Parcel ID No. 09109003100 09109003200 09105028000

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, **AJH Holding, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Tee Line, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Parcel One:
Land in Davidson County, Tennessee, being Lot No. 33 in the Re-Subdivision of the Westover Subdivision of Lot No. 37 of the Cockrill Plan, as shown in Plan of said Re-Subdivision of record in Book 421, Page 25, in the Register's Office of Davidson County, Tennessee.

Said Lot No. 33 fronts 100 feet on the Westerly side of Duluth Avenue, and runs back Westwardly between parallel lines 175 feet, more or lease, to a dead line.

Parcel Two:
Land in Davidson County, Tennessee, being Lot No. 2 on the Final Plat of Duluth Vernon Subdivision, of record in Instrument No. 20011030-0118204, in the Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Parcel Three:
Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat - Resubdivision of Lot #1 Duluth Vernon Subdivision, of record in Instrument No. 20140127-0007113, in the Register's Office of Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to AJH Holding, LLC, a Tennessee limited liability company by Quitclaim Deed from Charles Andrew Hobbs and Jennifer L. Hobbs, recorded on the 28th day of May, 2015 in Instrument No. 20150528-0048813, 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 2019 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 recorded in Plat Book 421, Page(s) 25 (as to Parcel One) and Instrument Nos. 20011030-0118204 and 20140127-0007113 (as to Parcels Two and Three).

Easement for Sewer/Storm Drainage, recorded in Book 4365, Page 286.

Right of Way of Duluth Avenue. Right of Way of Vernon Avenue.

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 6th day of June, 2019.

AJH Holding, LLC, a Tennessee limited liability company

BY: Charles A. Hobbs, Member

BY: Jennifer L. Hobbs, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles A. Hobbs and Jennifer L. Hobbs, with whom I am personally acquainted, and who acknowledged themselves to be the Members of AJH Holding, LLC a Tennessee limited liability company, the within named bargainer, and that they as such Members, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as its Members.

Witness my hand, at office, this 6th day of June, 2019.

Chelsea Hardy
Notary Public
My Commission Expires: 7-6-2020

CHELSEA HARDY
STATE
TENNESSEE
NOTARY
PUBLIC
DAVIDSON COUNTY
My Commission Expires JUL. 6, 2020