Record and Return To:
Limestone Title & Escrow, LLC
580 Franklin Road
Suite 203
Franklin, TN 37069

Warranty Deed

Karen Johnson Davidson County Batch# 243642 DEEDWARR 06/17/2019 08:47:24 AM 3 pgs Fees: $18.00 Taxes: $1,702.00 20190617-0057667	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $460,000.00. Affiant Subscribed and sworn to before me, this the 10th day of June, 2019. Notary Public My commission expires: 4-13-22

KATHERINE WARREN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD Exp. 4-13-2022

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
EHM, LLC	New Owner	061-15-0-053.00
3915 Gallatin Pike		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CJ PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EHM, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING located in the 8th Councilmanic District of Davidson County, Tennessee, being located Southwesterly of the Gallatin Pike and Hunters Meadow Lane Road intersection and being a Northerly portion of Lot 12 and Southerly portion of Lot 13 of the Maplewood Home Tract as recorded in Plat Book 421, Page 174 in the Register' s Office of Davidson County, Tennessee and also being all of the Ralph Englert, Jr. Property as recorded in Instrument No. 20030811-0113995 in the Register's Office of Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an existing iron pin monument in the Westerly right-of-way of Gallatin Pike, said monument also being the Northeasterly corner common to the Inglewood Baptist Church, Inc. Property as recorded in Instrument No. 20111021-0082199, in the Register's Office of Davidson County, Tennessee;

Thence leaving said Westerly right-of-way of Gallatin Pike and continuing along with Northerly line of Inglewood Baptist Church, Inc. Property, North 66 degrees 44 minutes 06 seconds West a distance of 240.28' to a new iron pin monument, said monument being the Easterly line of the Rheba Martin Property as recorded in Deed Book 9820, Page 406, in the Register's Office of Davidson County, Tennessee.

Thence leaving said Northerly line of the Inglewood Baptist Church, Inc. Property and continuing along with the Easterly line of the Rheba Martin Property and the John and Jacilynne Coke Property, as recorded in Instrument No. 20161003-0104098, in the Register's Office of Davidson County, Tennessee, North 23 degrees 47 minutes 22

seconds East a distance of 75.69' to a new iron pin monument, said monument being the Southerly line of the Daniel Heller Property as recorded in Instrument No. 20040213-0017334, in the Register's Office of Davidson County, Tennessee;

Thence leaving said John and Jacilynne Coke Property and continuing along with the Southerly line of the Daniel Heller Property, South 66 degrees 44 minutes 06 seconds East a distance of 239.74' to an existing iron pin monument, said monument being the Westerly right-of-way of Gallatin Pike;

Thence leaving said Daniel Heller Property and continuing along the Westerly right-of-way of Gallatin Pike, South 23 degrees 22 minutes 50 seconds West a distance of 75.69' to an existing iron pin monument, which is the point of beginning, having an area of 18,167 square feet, 0.42 acres more or less.

All bearings based on Tennessee State Plane (NAD 83)

This description was prepared by Blue Ridge Surveying, Inc., certified by Brian M. Reifschneider RLS #2487, and dated October 9, 2017.

Being the same property conveyed to Ralph Englert, Sr. and wife, Margaret H. Englert, by Quitclaim Deed from M.E. Briggs, and wife, Nora L. Briggs, of record in Deed Book 754, page 347, Register's Office of Davidson County, Tennessee.

The said Ralph Englert, Sr. having predeceased Margaret H. Englert on December 14, 1967.

Being the same property conveyed to Ralph Englert, Jr. by Quitclaim deed from Ralph Englert, Jr., Executor of the Estate of Margaret H. Englert, deceased of record in Instrument No. 20030811-0113995 Register's Office for Davidson County, Tennessee, dated August 04, 2003 and recorded on August 11, 2003. (Value of consideration shown in aforementioned deed $0.00.)

Ralph Englert, Jr. having since died. Affidavit of Heirship recorded at Instrument No. 20171106-0113837 names heirs Ellarosa Jennettee, Ann Englert Isaacs and Wendle Smith.

Being the same property conveyed to CJ Partners, LLC, A Tennessee Limited Liability Company by Warranty deed from Ellarosa Jennettee, unmarried, and Ann Englert Isaacs, unmarried, and Wendle Smith, married, heirs at law of the Estate of Ralph Englert, Jr. of record in Instrument No. 20171113-0116585 Register's Office for Davidson County, Tennessee, dated November 08, 2017 and recorded on November 13, 2017. (Value of consideration shown in aforementioned deed $390,000.00.)

Being the same property conveyed to CJ Partners, LLC, A Tennessee Limited Liability Company by Quitclaim deed from Ellarosa Jennettee, unmarried, and Ann Englert Isaacs, unmarried, and Wendle Smith, married, heirs at law of the Estate of Ralph Englert, Jr. of record in Instrument No. 20171113-0116587 Register's Office for Davidson County, Tennessee, dated November 08, 2017 and recorded on November 13, 2017. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 3915 Gallatin Pike Nashville, Tennessee 37216.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 3915 Gallatin Pike, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of June, 2019.

CJ Partners, LLC, a Tennessee Limited Liability Company

By: _____
Nathan Weinberg, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Nathan Weinberg, Authorized Agent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Agent of CJ Partners, LLC , a Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 10th day of June, 2019.

_____
Notary Public

My Commission Expires: 5-3-21

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021