THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $200,000.00 Affiant Subscribed and sworn to before me, this 12th day of June, 2019. Notary Public My Commission Expires: 11/5/2020

BRADLEY T. BALD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires NOV 5, 2020

Karen Johnson Davidson County
Batch# 243739 DEEDWARR
06/17/2019 10:14:30 AM 2 pgs
Fees: $13.00 Taxes: $740.00
20190617-0057814

WARRANTY DEED

Address New Owner: Globex, Inc., a Tennessee corporation 1621 Electric Avenue Nashville, TN 37206	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 106-13-0-131.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RICHARD N. DANIELS** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **GLOBEX, INC., a Tennessee corporation,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Sadler Place as of record in Plat Book 332 page 31, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Said Lot No. 72 fronts 50 feet on the westerly side of Sadler Avenue and runs back between parallel lines 165 feet to an alley.

Being the same property conveyed to RICHARD N. DANIELS, by deed from LINDA ALEXANDER OWENS, AN UNMARRIED PERSON, of record as Instrument No. 20060830-0107195, dated August 29, 2006, said Register's Office.

Kylynn Daniels, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in said property.

This is improved property commonly known as: **2107 Sadler Avenue, Nashville, TN 37210**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that he has 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 himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, 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 12 day of June, 2019.

RICHARD N. DANIELS

KYLYNN DANIELS

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RICHARD N. DANIELS AND KYLYNN DANIELS**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 12th day of June, 2019

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Notary Public
My Commission Expires: 11/3/2020

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Hal E. Wilson, III, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/8/19

HAL E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY