Name and Address of New Owner and
Send Tax Bills To:
Albransco OZ Fund, LLC
817 Winchester Road
Lexington, KY 40505

This Instrument Prepared By:
Blueprint Title TN
901 Woodland Street, Suite 104
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 245646 DEEDWARR
06/19/2019 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $610.50
20190619-0059038

Map & Parcel No: 081-15-0-252

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Marshell D. Holt, a married man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Albransco OZ Fund, LLC, a Kentucky Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the northerly half of Lot No. 309 in D. T. McGavock's and Others Addition to the Town of McGavock, of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

The said northerly half of Lot 309 fronts 50 feet on the easterly side of 16th Avenue north and runs back 170 feet between parallel lines to an alley.

Being the same property conveyed to Marshell D. Holt by Deed from Llewellyn A. Harrison, a single person, dated December 7, 2006 and recorded December 11, 2006 in Instrument No. 20061211-0152516, Register's Office for Davidson County, Tennessee.

THIS PROPERTY HAS NEVER SERVED AS THE PRIMARY MARITAL RESIDENCE OF GRANTOR HEREIN.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of June, 2019.

Marshell D. Holt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of June, 2019, before me personally appeared Marshell D. Holt, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of June, 2019.

Notary Signature

MISTY M. NEWCOMB STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $165,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 19th day of June, 2019.

Notary Public

MISTY M. NEWCOMB STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

True Copy Certification

I, Steve Berneman 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, Sondra Mounggey a notary public for this county and state, Steve Berneman acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2-23-2021
Notary Seal (if on paper)

SONDRA MOUNGEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
My Comm. Expires February 23, 2021