WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,853,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2019.

Notary Public

COMMISSION EXPIRES: 3/8/22

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 249817 DEEDWARR
06/27/2019 03:57:18 PM 2 pgs
Fees: $13.00 Taxes: $6,856.10

20190627-0062767

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
130 Brookfield LLC	130 Brookfield LLC ATTN: David Thompson	130-05-0-103
(NAME) 130 Brookfield Avenue	(NAME) 1201 Demonbreun Street, Suite 100	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we, **Frank Haraf, Jr. and Emily Haraf, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **130 Brookfield LLC, a limited liability company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT NO 1:

Land in Davidson County, Tennessee, being Lot No. 1 of Block "F" on the 2nd Revised Plan of Highlands of Belle Meade No. 2, of record in Plat Book 1130, Page(s) 71 and 72, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Frank Haraf, Jr. and Emily Haraf, husband and wife by Warranty Deed from Suzanne Marie Gibson Naumann, Trustee of the Walter and Mary Jane Gibson Family Trust dated October 16, 2007 and restated November 16, 2010, of record in Instrument No. 20150716-0069192, Register's Office for Davidson County, Tennessee, dated July 14, 2015 and recorded on July 16, 2015.

TRACT NO 2:

Land in Davidson County, Tennessee, being the Easterly one-half of Cross Hill Road adjoining the Westerly lot line of Lot No. 1 of Block "F" on the 2nd Revised Plan of Highlands of Belle Meade No.2, of record in Plat Book 1130, Page(s) 71 and 72, Register's Office for Davidson County, Tennessee.

Being a portion of said 50 foot road abandoned by Ordinance No. 093-739 in the Metropolitan Clerk's Office of the Metropolitan Government of Nashville and Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 130 Brookfield Avenue (House Number) (Street) | (P.O. Address) Nashville, TN (City or Town) 37205 (Postal Zip)

File No.: 759-19
Warranty Deed Individual eRec LES rev. 09-2018

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs, successors and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 27th day of June, 2019.

Frank Haraf, Jr.

Emily Haraf

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Frank Haraf, Jr. and Emily Haraf,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 27th day of June, 2019.

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 07, 2023

Commission Expires:

File No.: 759-19
Warranty Deed Individual eRec LES rev. 09-2018