THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190721461** Karen Johnson Davidson County Batch# 265860 **DEEDWARR** 08/02/2019 11:07:17 AM 2 pgs Fees: $13.00 Taxes: $2,220.00 20190802-0076562	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $600,000.00. Affiant Subscribed and sworn to before me, this 1st day of August, 2019. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Richard W. Betts 4004 Brookhaven Dr Nashville, TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 133-02-0-345.00 133-02-0-344.00

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, **BBS Partners, GP, a Tennessee General Partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Richard W. Betts**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract 1:
Land in Davidson County, Tennessee, being Lot(s) 26, as shown on the map entitled McLester Addition to Nolen Heights, of record in Plat Book 421, page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to BBS PARTNERS, GP, by deed from JEFFREY C. KING and wife, TAMMY R. KING, of record in Instrument No. 20170720-0073430, dated July 18, 2017, said Register's Office.

Tract 2:
Land in Davidson County, Tennessee, being Lot(s) 25, as shown on the map entitled McLester Addition to Nolen heights, of record in Plat Book 421, page 92, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to BBS PARTNERS, GP, by deed from JEFFREY C. KING and wife, TAMMY R. KING, of record in Instrument No. 20170720-0073432, dated July 18, 2017, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 133-02-0-345.00 and 133-02-0-344.00.

Matters shown on the Plan of record in Plat Book 421, page 92, said Register's Office.

This is improved property located at 322 Harrison Street Nashville TN 37211 and 324 Harrison Street, Nashville, TN 37211

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 1st day of August, 2019.

BBS Partners, GP

By: Stephen Church, Authorized Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared Stephen Church, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of BBS Partners, GP, a Tennessee general partnership the within named bargainor, a Partnership, and that he as such Partner being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Partnership by himself as Partner.

Witness my hand, at office, this 1st day of August, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022