Name and Address of New Owner:
Samin Pezeshk and Jeremy Tweed
2705A Clifton Avenue
Nashville, TN 37209

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 092100F00400CO

Karen Johnson Davidson County
Batch# 285096 DEEDWARR
09/12/2019 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $2,138.60
20190912-0092617

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, **G Squared Holdings, LLC, a Tennessee Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Samin Pezeshk and Jeremy Tweed,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land situated in Davidson County, being Unit 4, as established in Declaration of Covenants, Conditions and Restrictions for 27N at City Heights Townhomes, a Horizontal Property Regime with Private Elements of record at Instrument No. 20170523-0051197, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "C" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to G Squared Holdings, LLC, a Tennessee Limited Liability Company by Warranty Deed from E3 Construction Services, LLC, a Tennessee Limited Liability Company dated May 17th 2018 and recorded May 21st 2018 of record in Instrument No. 20180521-0048519 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2019 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
Improved property known as: 2705A Clifton Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 10 day of September, 2019.

G Squared Holdings LLC, a Tennessee Limited Liability Company

By: _____ (SEAL)
Matthew G. Bentley, Member

By: _____ (SEAL)
Garrett B. Holloway, Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Greg Fairbetter of the state and county mentioned, personally appeared Matthew G. Bentley and Garrett B. Holloway, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person(s)to be Member of G Squared Holdings, the within named bargainor, a Limited Liability Company, and that such Matthew G. Bentley and Garrett B. Holloway such Member's, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Murfreesboro, TN this 10 day of September, 2019.

_____
Notary Signature

Printed Name: Greg Fairbetter

My commission expires: 11/8/21

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8, 2021

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

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 $578,000.00, 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 10th day of September, 2019.

_____
Notary Public
My commission expires: 12/15/21
File No. 19-514

REBECCA SHUKIS TENNESSEE NOTARY PUBLIC My Comm Exp. 12/15/2021 COUNTY OF WILLIAMSON

True Copy Certification

I, Marjorie Kaup Haines, 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY