WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $885,000.00.

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 1-6-20

(AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

RETURN TO:
RUDY TITLE & ESCROW CO
2012 21ST AVE S
NASHVILLE, TN 37212

G-PR-19-5310

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Elizabeth Lucas Wilson and David Key Wilson, Jr.	Owner	
(NAME) **5310 Elkins Avenue**	Karen Johnson Davidson County Batch# 289430 **DEEDWARR** 09/23/2019 09:33:41 AM 2 pgs Fees: $13.00 Taxes: $3,274.50 20190923-0096208	**091-15-0-052.00**
(ADDRESS) **Nashville, TN 37209**		
(CITY) (STATE) (ZIP)	(CITY)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BR GROUP, LLC A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELIZABETH LUCAS WILSON AND DAVID KEY WILSON, JR., WIFE AND HUSBAND,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Block No. 5 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of the Charlotte Park Company's First Addition to Nashville, of record in Book 421, Page 18, Register's Office for said County, and described as follows:

Beginning on the northerly margin of Elkins Avenue, formerly Second Avenue, at a point 270 feet east of the northeast corner of said Avenue and Richland Avenue, being the southeast corner of the lot conveyed to D. H. Lovell and wife, by deed from R. P. Sadler and wife, dated October 1, 1926, and of record in Book 742, Page 622, said Register's Office; thence with the northerly margin of Elkins Avenue eastwardly 40 feet; thence northwardly 150 feet to a dead line; thence westwardly and parallel with Elkins Avenue 40 feet to said Lovell's northeast corner; thence with said Lovell's east line, southwardly 150 feet to the beginning.

Being the same property conveyed to B R Group, LLC a Tennessee limited liability company by Quitclaim deed from Dowd Development and Design, LLC, a Tennessee limited liability company of record in Instrument No. 20181129-0116676 Register's Office for Davidson County, Tennessee, dated November 27, 2018 and recorded on November 29, 2018. Corrective Quitclaim is recorded on January 08, 2019 in the Instrument No. 20190108-0001882. Being the same property conveyed to Dowd Development and Design, LLC, a Tennessee limited liability company by Warranty Deed from Ann Kathryn Dettwiller, married of record in Instrument No. 20180919-0092927, Register's Office for Davidson County, Tennessee, dated September 14, 2018 and recorded on September 19, 2018.

This conveyance is subject to:
- Taxes for the year 2019 and subseqeunt years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 421, Page 18, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5310 Elkins Avenue, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs 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 my/our hand(s) this the 19th DAY OF SEPTEMBER, 2019.

BR Group, LLC a Tennessee limited liability company

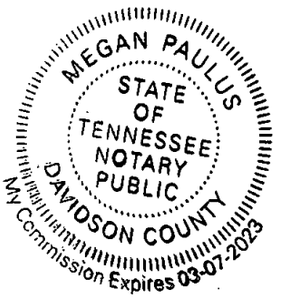
BY: _____
Bryan Chance
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRYAN CHANCE, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of BR GROUP, LLC A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 19th of September, 2019.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)



RETURN TO:
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Nashville, TN 37212