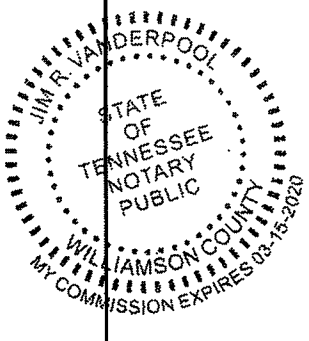
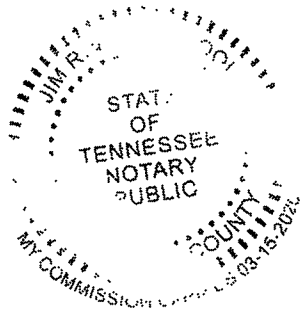
WARRANTY DEED





File No.: ALW-19-525-31ST-SALE

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF SEPTEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Yellowstone Investment Group, LLC	New Owner	092-10-0-075.00
(NAME) 100 Paige Park Lane	(NAME)	Karen Johnson Davidson County Batch# 292789 DEEDWARR 09/27/2019 04:06:30 PM 3 pgs Fees: $18.00 Taxes: $1,110.00 20190927-0098804
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE)	

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 considerations, the receipt of which is hereby acknowledged, I/WE, **BENTON POTTS, INDIVIDUALLY AND RED RIVER DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **YELLOWSTONE INVESTMENT GROUP, SERIES LLC – SERIES 2, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Tract No. I: Land in Davidson County, Tennessee, Being the Southerly 24 feet of Lot No. 42 on the plan of Charlotte Heights, as of record in Book 57, Page 169, in the Register's Office for Davidson County, Tennessee. Said part of said lot fronts 24 feet on the West side of 31st Avenue, North, formerly Royal Avenue, and runs back between parallel lines, 145 feet to an alley.

Tract No. II: Land in Davidson County, Tennessee, Being Lot No. 40 on the plan of Charlotte Heights, as of record in Book 57, Page 169, in the Register's Office for Davidson County, Tennessee. Said Lot No. 40 fronts 50 feet on the Westerly side of 31st Avenue, North, formerly Royal Avenue, and runs back between parallel lines, 145 feet to an alley. Included in the above description by excluded therefrom are portions of both of the tracts hereinafter shown as being condemned in the circuit court, under Rule No. S.A.-4793 and A-4820, for controlled access highway and there will be no right of access thereto and recorded in consent judgment of record in Book 4268, Page 809, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Benton Potts, individually, and Red River Development, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Gerado Duran, a married man (joined by his wife, Bethany J. Duran), dated April 15, 2019, recorded on April 16, 2019, in Instrument No. 20190416-0034930, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 525 31st Ave. No., Nashville, TN 37209
(House Number) (Street) (City or Town) (Postal Zip)

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 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 26th day of September, 2019.

Benton Potts

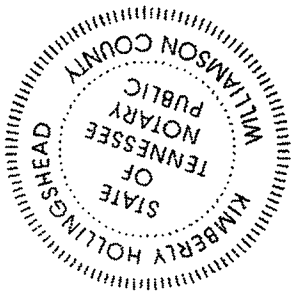
STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Benton Potts , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th day of September, 2019.

Notary Public
My Commission Expires: 2/12/23

(SEAL)



Red River Development, LLC, a Tennessee limited liability company

BY: BRIAN RICHARDSON
ITS: SOLE MEMBER

STATE OF Tennessee
COUNTY OF Davidson

On this the 26th day of September, 2019, before me personally appeared BRIAN RICHARDSON, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the SOLE MEMBER of Red River Development, LLC, a Tennessee limited liability company, the within named bargainor, a limited liability company, and that he as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 26th day of September, 2019.

Notary Public
My Commission Expires: 09/22/2021

JADEN SKYE SUTLIFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-22-2021

RETURN TO:

COMMERCE TITLE & ESCROW, LLC
513 3RD AVE SOUTH
NASHVILLE, TN 37210
(615)515-7171

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make an 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 with the law.

Jim R. Vanderpool

State of Tennessee
County of Williamson

Personally appeared before me, Kim Hollingshead, a notary public for this county and state, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My commission expires: 2/12/23

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY