THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190822355**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $3,200,000.00. Affiant Subscribed and sworn to before me, this 30th day of September, 2019. Notary Public My Commission Expires:

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 293217 DEEDWARR
09/30/2019 02:31:24 PM 2 pgs
Fees: $13.00 Taxes: $11,840.00
20190930-0099419

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John R. Montgomery and Leigh Montgomery 27 Bancroft Place Nashville TN 37215	New Owner	Tax Parcel ID No. 144-00-0-108.00

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, **Jake LeDuc, LLC., a Delaware limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John R. Montgomery and Leigh Montgomery, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Bancroft, as of record in Book 9700, Pages 326 and 327, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jake LeDuc LLC, a Delaware Limited Liability Company by Warranty Deed from James J. Schwartz and Kathleen M. Schwartz, husband and wife, recorded on the 5th day of December, 2016 in Instrument No. 20161205-0127204, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BANCROFT, as recorded in Plat Book 9700, Page(s) 326 and 327.

Declaration of Covenants, Conditions and Restrictions recorded in Book 10319, Page 1; Book 10366, Page 623 and Book 10564, Page 570.

For Dedication of Easement for Sanitary Sewers and/or Storm Drainage as set forth in instrument recorded in Book 7911, Page 451; Book 7911, Page 385 and 389; and Book 8009, Page 109.

This is improved property located at 27 Bancroft Place Nashville TN 37215

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 30th day of September, 2019.

Jake Leduc, LLC.

By: _____, Agent
Will Chapman, Authorized Agent

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Will Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent (or other officer authorized to execute the instrument) of Jake LeDuc, LLC, a Delaware Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized agent.

Witness my hand and official seal, at office in Nashville, Tennessee, this 30th day of September, 2019.

J Anderson
Notary Public

