THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190822118** Karen Johnson Davidson County Batch# 297881 DEEDWARR 10/09/2019 08:43:53 AM 2 pgs Fees: $13.00 Taxes: $4,902.50 20191009-0103315	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,325,000.00. Affiant Subscribed and sworn to before me, this 3rd day of October, 2019. Notary Public My Commission Expires: HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner: Royer Properties, LLC 1604 Westgate Circle Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-04-139.00

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, **Maryanne Howland** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Royer Properties, LLC, a Tennessee limited liability company**, ("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. 12 in J.P.W. Brown's Subdivision of Lot No. 15 in O. B. Hayes' Plan of Large Lots, a plan of which subdivision is of record in Book 161, Page 88, Register's Office for said County.

Said Lot No. 12 fronts 50 feet on the Easterly side of 17th Avenue, South, formerly Addision Avenue, and runs back between parallel lines 159 feet to an alley.

Said property being the same as the property described in survey prepared by Kenneth D. Church, TN RLS 1004, Linbar Drive, Suite 153, Nashville TN 37211 dated September 23, 2019 containing 8,116.53 sq. ft. more or less / 0.19 acres more or less in Project No. 00190802355.00, and being more particularly described as follows:

Beginning at a found 5/8" diameter iron rebar with RLS cap # 100 in the East right of way of 17th Avenue South being located 545.9 more or less northeast of the point of intersection of said right of way and the North right of way Edgehill Avenue, beginning point being common corner with SunTrust Bank Nashville, N.A. recorded in Deed Book 10810 Page 80 in the Davidson County Register of Deeds, thence with the East right of way 17th Avenue South North 04 Degrees 21 Minutes 21 Seconds East for 49.95 feet to a found 5/8" diameter iron rebar no cap corner with O.I.C Lincoln Court Condominiums record in Master Deed Book 6942, Page 585 in the Davidson County Register of Deeds;

Thence with said line South 86 Degrees 42 Minutes 15 Seconds East for 162.53 feet to a set 5/8" diameter iron rebar with TTL cap in the East right of way of an Alley;

Thence with said line South 04 Degrees 21 Minutes 21 Seconds West for 49.95 to a set 5/8" diameter iron rebar with TTL cap common corner with SunTrust Bank Nashville, N.A. recorded in Deed Book 10810 Page 80 in the Davidson County Register of Deeds;

Thence with said line North 86 Degrees 42 Minutes 15 Seconds East for 162.53 to the point of beginning

Being the same property conveyed to Maryanne Howland by Warranty Deed from David McCormick, an unmarried person, recorded on the 16th day of December, 1999 in Instrument No. 199912160303772, 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 2020 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 J.P.W. BROWN'S SUBDIVISION OF LOT NO. 15 IN O. B. HAYES' PLAN OF LARGE LOTS, as recorded in Plat Book 161, Page(s) 88, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 1024 17th Avenue South Nashville TN 37212

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 3rd day of October, 2019.

Maryanne Howland by [signature], Attorney in Fact

Maryanne Howland
BY: William Chapman as Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William Chapman, 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, and who further acknowledged that he is the Attorney-in-Fact for Maryanne Howland and that he is authorized by Maryanne Howland to execute this instrument on their behalf.

Witness my hand, at office, this 3rd day of October, 2019.

[signature]
Notary Public
My Commission Expires: _____

RICHARD LOUIS RIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOVEMBER 8, 2021