Karen Johnson Davidson County
Batch# 299284 DEEDWARR
10/10/2019 12:58:54 PM 2 pgs
Fees: $13.00 Taxes: $7,215.00

20191010-0104039

TRACI PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,950,000.00.

Teresa Falk
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF October, 2019.

Traci Pulley
NOTARY PUBLIC

My Commission Expires: 3/28/23

THIS INSTRUMENT PREPARED BY:
Michael P. Davis, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
DNR Properties, LLC 43 Trimble Street Nashville, TN 37210	1253 Hitt Lane Goodlettsville, TN 37072	105-04-0-387.00

Warranty Deed

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

KBB PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

DNR PROPERTIES, LLC

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 9, 11, 13 & 15, as shown on the map entitled Old Fair Ground Subdivision, of record in Book 21, Page 116, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to KBB PARTNERSHIP, A TENNESSEE GENERAL PARTNERSHIP, by deed from CHAN MCCULLOUGH, of record in Instrument No. 20080627-0066538, dated June 26, 2008, said Register's Office.

This improved property is known as: 43 Trimble Street Nashville, TN 37210

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. We do covenant with said GRANTEES 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, except for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, 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 our hands this 8th day of October, 2019.

Bret W. McCulley, Partner

Alisa Miles, Partner

Robert O. Crumley, Partner

State of Tennessee)
County of Davidson)

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

*** Bret W. McCulley, Alisa Miles, Robert O. Crumley, Partners of KBB Partnership

Witness my hand and official seal at office, this 8th day of October, 2019.

Notary Public

My commission expires: 3/28/23

TRACI PULLEY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY