THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190822503**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $650,000.00. Affiant Subscribed and sworn to before me, this 10th day of October, 2019. Notary Public My Commission Expires:

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Karen Johnson Davidson County
Batch# 299356 DEEDWARR
10/10/2019 01:22:22 PM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20191010-0104054

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Oxford Blues, LLC. 4025 Wallace Lane Nashville, TN 37215	New Owner	Tax Parcel ID No. 116-04-0-174.00

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, **Charles Stephen Young a (1/4) undivided interest, and David Martin Young a (1/4) undivided interest, and Kenneth Murray Young a (1/4) undivided interest, and Linda Jane Fuller a (1/4) undivided interest, as tenants in common** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Oxford Blues, 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. 5 of Block "E" on the plan of W. M. Cantrell's Subdivision, as of record in Book 332, Page 85, Register's Office. for said county.

Being part of the same property conveyed by Executor's Quitclaim Deed from Charles Stephen Young, Executor of the Estate of Benjamin M. Phillips, III to (i) A one-fourth (1/4) undivided interest in the Property to Charles Stephen Young, his heirs and assigns as a tenant in common; (ii) A one-fourth (1/4) undivided interest in the Property to David Martin Young, his heirs and assigns as a tenant in common; (iii) A one-fourth (1/4) undivided interest in the property to Kenneth Murray Young, his heirs and assigns as a tenant in common; and (iv) A one-fourth (1/4) undivided interest in the property to Linda Jane Fuller, her heirs and assigns as a tenant in common as recorded on the 16th day of August, 2019 in Instrument No. 20190816-0082454; Last Will and Testament for Benjamin Maddin Phillips, III in Instrument No. 20190801-0076141; Order for Muniment of Title in Instrument No. 20190801-0076140; Probate in Docket No. 19P-1249; part of Quit Claim Deed from Elsie Young Phillips to Benjamin Maddin Phillips as recorded on the 18th day of May, 1989 in Deed Book 7843, Page 711 and part of Warranty Deed from James M. Hudgins and wife, Beulah M. Hudgins to Elsie Young Phillips as recorded on the 25th day of September, 1962 in Deed Book 3435, Page 23, in the Register's Office of Davidson County, Tennessee.

Less and Except:

A Tract of land in the First Civil District, Davidson County, Tennessee, being a portion of Alley 1701 and Alley 1704 as shown on the Subdivision Plat of Block E of W. N. Cantrell Subdivision, Book 332, Page 85, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the center line of Alley 1701 215.74 feet East of the intersection of Alley 1701 and the Easterly boundary of Wilson Avenue, thence,

With the said center line of Alley 1701 South 88° 16' 09" East a distance of approximately 13 feet to a point in the center line of Alley 1704, thence,

With the said center line of Alley 1704 in a Southerly direction a distance of approximately 3.8 feet to a point, thence,

North 89° 10' 59" West a distance of approximately 13 feet to a point, thence,

North 00° 49' 01" East a distance of approximately 3.80 feet to the point of beginning.

Described according to a survey by Miller Wihry & Lee, Inc., Nashville, Tennessee, dated February 14, 1978.

Being the same property conveyed to Fox Builders, Inc. by Quit Claim Deed from Elsie Young Phillips, being unmarried, recorded on the 14th day of August, 1979 in Deed Book 5481, Page 365, 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 W. M. CANTRELL'S SUBDIVISION, as recorded in Plat Book 332, Page(s) 85, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 604 South Wilson Blvd 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 10th day of October, 2019.

Charles Stephen Young

David Martin Young
By: Charles Stephen Young, Attorney in Fact

Kenneth Murray Young
By: Charles Stephen Young, Attorney in Fact

Linda Jane Fuller
By: Charles Stephen Young, 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, Charles Stephen Young 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 David Martin Young, Kenneth Murray Young and Linda Jane Fuller and that he is authorized by David Martin Young, Kenneth Murray Young and Linda Jane Fuller to execute this instrument on their behalf.

WITNESS my hand, at office, this 10th day of October, 2019

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

Notary Public