Karen Johnson Davidson County
Batch# 304737 DEEDWARR
10/23/2019 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,476.30
20191023-0108562

This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20192209 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$399,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Affiant A C HALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY Sworn to and subscribed before me this 10th day of October, 2019. Notary Public My Commission Expires: 5-2-20

WARRANTY DEED

THIS INDENTURE, made this 10th day of October, 2019, among:

BULLDAWG ENTERPRISES INC

A MISSISSIPPI CORPORATION

of Williamson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

ADAM PALLIN
A single man

of Williamson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Jas. J. Pryors Heirs Subdivision of Lots 19 and 20 in Brownsville of record in Plat Book 843, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed Bulldawg Enterprises, Inc., a Mississippi corporation by Warranty deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20190304-0019492 Register's Office for Davidson County, Tennessee, dated February 21, 2019 and recorded on March 04, 2019.

Being also known as 1517 McKennie Avenue Nashville, Tennessee 37206.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's

Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Bulldawg Enterprises Inc

BY: Jason A Gill

Jason A Gill

State of Tennessee
County of Williamson

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared ***Jason A. Gill*** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the ***managing member*** of ***Bulldawg Enterprises Inc.*** the within named bargainor, and that he/she as such ***managing member*** being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company, by himself/herself as its ***managing member.***

Witness my hand and official seal this 7th day of October, 2019.

Notary Public
My Commission Expires: 3-7-23

Owner Name & Property Address:

Name: Adam Pallin
Address: 1517 McKennie Avenue
City, State, Zip: Nashville, TN 37206

Responsible Party For Taxes:

Name: Adam Pallin
Address: 1517 McKennie Ave
City, State, Zip: Nashville, TN 37206

Tax ID: 083-02-0-236.00

True Copy Certification

I, Marjorie Kaup Haines, do hereby make 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 to law.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, Chris Mule, a notary public for this county and state, Marjorie Kaup Haines who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY