THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 305465 DEEDWARR
10/24/2019 11:01:30 AM 4 pgs
Fees: $23.00 Taxes: $1,535.50
20191024-0109122

32391-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Charles P. Yezbak, III 1217 Lone Oak Road Nashville, TN 37215	New Owner	11910020900

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Loxen Properties, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Dobbs Avenue Partners, a Tennessee general partnership** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 19, Block "F", Woodbine Courts, Part One, as shown on plat of record in Plat Book 1130, Page 39, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description thereof.
>
> BEING all of the same property conveyed to Loxen Properties, LLC, a Tennessee limited liability company by warranty deed dated May 20, 2016 from Douglas R. Lawrence and Carolyn Lawrence, of record in Instrument No. 20160712-0071160, Register's Office for Davidson County, Tennessee.
>
> THIS is improved property known as 2901 Dobbs Avenue, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 23 day of October, 2019.

Loxen Properties, LLC, a Tennessee limited liability company

By: _____
Name: Brian Waymire
Its: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brian Waymire, with whom I am personally acquainted (or proved to me upon satisfactory evidence), and who, upon oath, acknowledged himself to be a Member of Loxen Properties, LLC, a Tennessee limited liability company, the within-named bargainor, and that he as such Member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Member.

WITNESS my hand, at office, this 23 day of October, 2019.

_____
Notary Public
My Commission Expires: July 3, 2023

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

_____
Affiant

Subscribed and sworn to before me this
23 day of October, 2019.

_____
Notary Public
My Commission Expires: 11/9/2020

ANDREW T. WOOD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

EXHIBIT A
Permitted Encumbrances

1. Taxes for the year 2020 and subsequent years, not yet due and payable. Map and Parcel 11910020900.

2. All Matters as shown on the Plan of record in Plat Book 1130, Page 39, Register's Office for Davidson County, Tennessee.

3. All Matters as shown on the ALTA/NSPS Land Title Survey of 2901 Dobbs Avenue by Wamble & Associates, PLLC, J.L. Whitson, Tennessee R.L.S. # 1732 dated October 9, 2019 as W&A File No: 870-0119.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Katherine Goodson a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023

