WARRANTY DEED

Karen Johnson Davidson County
Batch# 317031 DEEDWARR
11/18/2019 02:20:38 PM 2 pgs
Fees: $13.00 Taxes: $4,044.10

20191118-0118774

R-VRES-19-900

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,093,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 1/6/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
900 Montrose, LLC	**New Owner**	
(NAME)	(NAME)	**118-01-0-467.00**
121 Kercheval Avenue		
(ADDRESS)	(ADDRESS)	
Gross Pointe Farms, MI 48236		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES M. ADCOX, III, TRUSTEE OF THE BALER INVESTMENT SERVICES TRUST, DATED APRIL 25, 2014, AS AMENDED ON SEPTEMBER 16, 2019,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **900 MONTROSE, LLC, A MICHIGAN LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 92 on the Plan of Montrose Place, of record in Plat Book 57, Page 93, 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 to Laurie Tucker, Trustee of the Baler Investment Services Trust, Dated April 25, 2014 by Quitclaim Deed from Allen J. Baler and Erin A. Baler, of record in Instrument No. 20140822-0076885, Register's Office for Davidson County, Tennessee, dated June 17,2014 and recorded on August 22, 2014. See Notice of Appointment of Successor Trustee of record in Instrument No. 20190927-0098242, said Register's Office.

This conveyance is subject to:
- Taxes for the year 2019 and subsuquent years.
- All matters shown on the Plan of record in Plat Book 57, Page 93, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **900 Montrose Avenue, Nashville, Tennessee 37204**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 my/our hand(s) this the 15th DAY OF NOVEMBER, 2019.

The Baler Investment Services Trust, dated April 25, 2014, as amended on September 16, 2019

BY: James M. Adcox III, Trustee
James M. Adcox, III
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES M. ADCOX, III, TRUSTEE of THE BALER INVESTMENT SERVICES TRUST, DATED APRIL 25, 2014, AS AMENDED ON SEPTEMBER 16, 2019, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 15th of November, 2019.

Megan Paulus
Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212