WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 485,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 day of November, 2019.

Notary Public

COMMISSION EXPIRES: 09/22/2021

JADEN SKYE SUTLIFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 09-22-2021

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 318196 DEEDWARR
11/21/2019 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20191121-0120430

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Southern Premier Holdings, LLC	NEW OWNER	117-13-0-110
(NAME)	(NAME)	
4400 Westlawn Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Wookiestream Exchange Company, LLC, a California Limited Liability Company,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Southern Premier Holdings, LLC, a Tennessee Limited Liability Company,** HEREINAFTER CALLED THE GRANTEES, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 1 on the plan of Sugar Tree Subdivision, of record in Book 1424, Page 100, and amended in Book 6084, Page 843, Register's Office for said County.

Said property fronts 79.0 feet on the southerly margin of Abbott Martin Road, as widened, and extends back 250.0 feet on the westerly line and 250.0 feet on the easterly line to a dead line in the rear, measuring 79.0 feet thereon.

Being the same property conveyed to Henry J. Abbott and wife, Barbara S. Abbott by Warranty Deed from Leland Vesta Powell and wife, Florence M. Powell, dated March 14, 1991, recorded March 15, 1991, in Book 8310, Page 354, in the Register's Office of Davidson County, Tennessee. Pursuant to the terms of their Marital Dissolutoin Agreement, filed in the Chancery Courty for Sumner County, Tennessee under Docket No. 94D-419, subject property having been further conveyed to Henry J. Abbott by Quitclaim Deed from Barbara S. Abbott, dated January 18, 1995, recorded January 18, 1995 in Book 9573, Page 574, in the Register's Office of Davidson County, Tennessee.

Further being the same property conveyed to Wookiestream Exchange Company, LLC, a California Limited Liability Company, by Quitclaim Deed from Henry J. Abbott, an unmarried man, dated November 2, 2019, recorded November 5, 2019, in Instrument No. 20191105-0114277, in the Register's Office of Davidson County, Tennessee.

This is improved property, known as 2311 Abbott Martin Road (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37215 (Postal Zip)

File No.: 1877-19
Warranty Deed Individual eRec LES rev. 09-2018

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, successors and assigns forever; and we do covenant with the 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, 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 GRANTEES, their heirs, successors 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 19th day of November, 2019.

Wookiestream Exchange Company, LLC, a California Limited Liability Company

By: _____
Kathleen L. Gregory, Authorized Signor

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On Nov. 19, 2019 before me, John T. Janosik, Notary Public
Date *Here Insert Name and Title of the Officer*

personally appeared Kathleen L. Gregory
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

JOHN T. JANOSIK
Notary Public - California
Los Angeles County
Commission # 2229876
My Comm. Expires Feb 28, 2022

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney In Fact	☐ Individual ☐ Attorney In Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other:	☐ Other:
Signer is Representing:	Signer is Representing:

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201911210120430

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Amanda Vaughn, do hereby make oath that I am 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.

Amanda Vaughn

Amanda Vaughn

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Adam G. LaFevor, a notary public for the above referenced county and state, Amanda Vaughn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Adam G. LaFevor
MY COMMISSION EXPIRES: 5/5/2020
NOTARY'S SEAL

