THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35186-11-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,500,000.00. Affiant Subscribed and sworn to before me this 6th day of December, 2019. Notary Public My Commission Expires: 03/28/22

OLIVIA DOUGAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 03/28/22

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
STC Investment Group, LLC 431 Park Valley Road Suite 109 Knoxville, TN 37923	STC Investment Group, LLC 431 Park Valley Road Suite 109 Knoxville, TN 37923	Map and Parcel No.: 144 00 0 099 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, **Maradi NV LLC, a Nevada limited liability company**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **STC Investment Group, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 22 Bancroft Place, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 327382 DEEDWARR
12/10/2019 09:18:53 AM 3 pgs
Fees: $18.00 Taxes: $9,250.00

20191210-0127188

IN WITNESS WHEREOF, Grantor has executed this instrument on the 6th day of December, 2019.

Maradi NV LLC, a Nevada limited liability company

BY:_____
Vicki L. Porter, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Vicki L. Porter, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Managing Member of Maradi NV LLC, a Nevada limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 6th day of December, 2019.

_____
Notary Public

My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Bancroft, as of record in Plat Book 9700, pages 326 and 327, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Absolute Nevada, LLC, a Nevada limited liability company by deed dated October 22, 2014 from Roger Duane Clark, Trustee, with full power to convey or mortgage without the joinder of any beneficiary of record in Instrument No. 20141024-0098442, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated December 8, 2015 of record in Instrument No. 20151209-0123906, Register's Office for Davidson County, Tennessee, Absolute Nevada, LLC, a Nevada limited liability company conveyed subject property to Vicki L. Porter. By Quitclaim Deed dated January 24, 2019 of record in Instrument No. 20190124-0007163, Register's Office for Davidson County, Tennessee, Vicki L. Porter conveyed subject property to Maradi NV LLC, a Nevada limited liability company.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 144 00 0 099 00.
2. Declaration of Covenants, Conditions and Restrictions for Bancroft of record in Book 10319, page 1, amended in Book 10366, page 623 and Book 10564, page 570, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7911, pages 385, 389 and 451, and Book 8009, page 109, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 9700, pages 326 & 327, Register's Office for Davidson County, Tennessee.