WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF DECEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: (Al

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-03-2023

O-V-19-2224

Karen Johnson Davidson County
Batch# 330629 DEEDWARR
12/16/2019 04:06:34 PM 2 pgs
Fees: $13.00 Taxes: $8,880.00

20191216-0129734

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)
Stephen A. Lasher, Jr. and Melissa Lasher	**New Owner**	
(NAME)	(NAME)	
2224 Blair Boulevard		**104-15-0-144.00** **104-15-0-145.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(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, **DREAMINC, A TENNESSEE CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHEN A. LASHER, JR. AND MELISSA LASHER, HUSBAND AND WIFE,** 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:

As to Tract 1:

Land in Davidson County, Tennessee, being All of Lot No. 25 and the Westerly 15 feet of Lot No. 24 on the Plan of St. Bernard Place of record in Plat Book 161, Page 171, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 25 and portion of Lot No. 24 front together 65 feet on the northerly side of Blair Boulevard and extend back 132.33 feet, more or less, on the easterly line and 132.06 feet on the westerly line to an alley, measuring 65 feet thereon.

As to Tract 2:

Land in Davidson County, Tennessee, being the Easterly 35 feet Lot No. 24 and the Westerly 25 feet of Lot No. 23 on the Plan of St. Bernard Place of record in Plat Book 161, Page 171, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said portion of Lot No. 24 and portion of Lot No. 23 front together 60 feet on the Northerly side of Blair Boulevard and extend back 133.16 feet, more or less, on the Easterly line and 132.33 feet on the Westerly line to an alley, measuring 60 feet thereon.

As to Tract 1:

Being a portion of the same property conveyed to Dreaminc, a Tennessee Corporation by Warranty deed from Sally Brunson Scott, married of record in Instrument No. 20171117-0118145 Register's Office for Davidson County, Tennessee, dated November 15, 2017 and recorded on November 17, 2017.

As to Tract 2:

Being a portion of the same property conveyed to Dreaminc, a Tennessee Corporation by Warranty deed from Sally Brunson Scott, married of record in Instrument No. 20171117-0118145 Register's Office for Davidson County, Tennessee, dated November 15, 2017 and recorded on November 17, 2017.

This conveyance is subject to:
- Taxes for the year 2020 and thereafter, a lien not yet due and payable;
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 171, Register's Office for Davidson County, Tennessee;

- Easement Agreement of record in Instrument Number 20171117-0118144, in the Register's Office for Davidson County, Tennessee;
- AGREEMENT FOR DEDICATION OF PUBLIC RIGHT-OF-WAY of record in Instrument Number 20180821-0082883, in the 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: **2224 Blair Boulevard, Nashville, Tennessee 37212**.

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 12th DAY OF DECEMBER, 2019.

DreamInc, a Tennessee Corporation

BY: _____
Joseph Kovalick, II
President

BY: _____
Sunday Camp
Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared JOSEPH KOVALICK, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the PRESIDENT of DREAMINC, A TENNESSEE CORPORATION, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as PRESIDENT.

Witness my hand and official seal, this the 12th of December, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared SUNDAY CAMP, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the VICE PRESIDENT of DREAMINC, A TENNESSEE CORPORATION, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as VICE PRESIDENT.

Witness my hand and official seal, this the 12th of December, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)

BRIAN D MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2023

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