RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No. TN1912727A

Karen Johnson Davidson County
Batch# 335866 DEEDWARR
12/27/2019 04:10:30 PM 6 pgs
Fees: $33.00 Taxes: $7,400.00
20191227-0134144

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,000,000.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 day of December, 2019.

NOTARY PUBLIC

My commission expires: 1/8/23

TREVOR D. CLINES NOTARY PUBLIC ID 614618 MY COMMISSION EXPIRES JANUARY 8, 2023 STATE AT LARGE, KENTUCKY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
D&A Ventures, LLC 2925 Berry Hill Drive Nashville TN 37204	Same address as new owner	172-00-0-179.00

FOR AND IN CONSIDERATION of $10.00 (ten dollars) and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged; the undersigned, West End Builders, Inc., a Tennessee Corporation hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, D&A Ventures, LLC, a Tennessee Limited Liability Company, hereinafter called the Grantee(s), its heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

See Attached Exhibit A

This property is more commonly known as: Lot 1 1203 Pineview Lane
Nashville, TN 37211

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2019 property taxes, which taxes are being prorated between the parties, and are being paid at closing.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 11th day of December, 2019.

West End Builders, Inc.

BY: J. Boczulzk

ITS: Pres. Dr

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, H. Bonson a notary public, personally appeared J. Boczulzk, 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 Managing Member (or other officer duly authorized to execute this instrument) of Woodlands

Development, LLC, the within named Grantor, a Tennessee Limited Liability Company, and acknowledged that s/he executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation.

WITNESS my hand and seal, this the 11th day of Dec, 2019.

Notary Public

Printed Notary Name

My commission expires: 8.1.22



Exhibit A

LEGAL DESCRIPTION WOODLANDS PHASE 3 LOT 1

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOT 1, THE WOODLANDS PHASE 3, AS SHOWN BY PLAT SUBDIVISION NO. 2019S-084-001, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE EAST MARGIN OF BOXWOOD DR TRAVEL THENCE

S 77-55-45 E 120.00' TO AN IRON PIN, THENCE S 77-55-45 E 93.55' TO AN IRON PIN, THENCE

S 7-35-18 W 179.60' TO AN IRON PIN, THENCE S 16-49-21 W 131.57' TO AN IRON PIN, THENCE

N 59-56-28 W 135.23' TO AN IRON PIN, THENCE S 57-39-15 W 460.11' TO AN IRON PIN, THENCE

S 44-19-45 W 197.26' TO AN IRON PIN, THENCE S 61-28-10 E 182.72' TO AN IRON PIN, THENCE

S 71-50-04 E 108.90' TO AN IRON PIN, THENCE S 2-14-03 E 82.74' TO AN IRON PIN, THENCE

S 50-23-43 W 628.06' TO AN IRON PIN, THENCE N 46-17-57 W 560.52', THENCE N 35-01-04 W 409.85' TO AN IRON PIN, THENCE N 30-42-4 W 282.60' TO AN IRON PIN, THENCE N 34-01-54 W 149.15' TO AN IRON PIN, THENCE N 26-22-57 W 230.02' TO AN IRON PIN, THENCE N 9-46-44 W 255.34' TO AN IRON PIN, THENCE N 81-53-35 E 196.74' TO A CONCRETE MARKER, THENCE N 82-02-36 E 73.20' TO A CONCRETE MARKER, THENCE WITH A CURVE TO THE RIGHT WITH A RADIUS OF 406.51' AN ARC LENGTH OF 81.87' AND A CHORD BEARING N 87-49-22 W TO AN IRON PIN, THENCE WITH A CURVE TO THE RIGHT WITH A RADIUS OF 25.00' AN ARC LENGTH OF 34.16' AND A CHORD BEARING S 47-02-22 E TO AN IRON PIN, THENCE WITH A CURVE TO THE LEFT WITH A RADIUS OF 276876.97' AN ARC LENGTH OF 41.98' AND A CHORD BEARING S 5-42-22 E TO AN IRON PIN, THENCE WITH A CURVE TO THE LEFT WITH A RADIUS OF 1028.34' AND AN ARC LENGTH OF 305.21' AND A CHORD BEARING S 14-12-05 E TO AN IRON PIN, THENCE S 22-42-15 E 120.00' TO AN IRON PIN, THENCE WITH A CURVE TO THE LEFT WITH A RADIUS OF 679.35' AN ARC LENGTH OF 150.58' AND A CHORD BEARING S 29-04-28 E TO AN IRON PIN, THENCE WITH A CURVE TO THE RIGHT WITH A RADIUS OF 35.00' AN ARC LENGTH OF 24.13' AND A CHORD BEARING S 12-27-31 E TO AN IRON PIN, THENCE WITH A CURVE TO THE LEFT WITH A RADIUS OF 50.00' AN ARC LENGTH OF 93.70' AND A CHORD BEARING S 46-23-42 E TO AN IRON PIN, THENCE S 10-12-22 E 120.00' TO AN IRON PIN, THENCE N 59-44-25 E 116.59' TO AN IRON PIN, THENCE N 49-42-40 E 171.69' TO AN IRON PIN, THENCE N 9-18-32 E 120.83' TO AN IRON PIN, THENCE WITH A CURVE TO THE LEFT WITH A RADIUS OF 50.00' AN ARC LENGTH OF 100.40' AND A CHORD BEARING

N 32-48-50 E TO AN IRON PIN, THENCE WITH A CURVE TO THE RIGHT WITH A RADIUS OF 35.00' AN ARC LENGTH OF 27.55' AND A CHORD BEARING N 2-09-40 W TO AN IRON PIN, THENCE

N 29-28-10 E 304.79' TO AN IRON PIN, THENCE WITH A CURVE TO THE LEFT WITH A RADIUS OF 275.00' AN ARC LENGTH OF 152.65' AND A CHORD BEARING N 13-34-03 E TO AN IRON PIN, THENCE N 75-03-08 E 39.87' TO AN IRON PIN, THENCE WITH A CURVE TO THE LEFT WITH A RADIUS OF 183.00' AN ARC LENGTH OF 30.97' AND A CHORD BEARING N 79-35-42 E TO AN IRON PIN, THENCE S 60-58-43 E 43.33' TO AN IRON PIN, THENCE S 71-41-34 E 100.92' TO AN IRON PIN, THENCE S 10-59-15 W 44.92' TO AN IRON PIN, THENCE S 77-56-31 E 117.10' TO AN IRON PIN, THENCE S 12-19-52 W 35.06' TO AN IRON PIN, THENCE S 77-55-45 E 46.18' TO AN IRON PIN AT THE POINT OF BEGINNING CONTAINING 1342905.3 SQ FT OR 30.8 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY ELKINS SURVEYING CO. DATED 2019.

And being all of Proposed Lot 1 on the Final Plat of Subdivision of 1203 Pineview LN, as of record in Instrument No. 20190909-0090749, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made.

Being a portion of the property conveyed to West End Builders, Inc. from Woodlands Development, LLC by Warranty Deed dated 12-11-19, recorded 12-18-19, of record in Instrument No. 20191218-0130614, in the Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Kathleen Robson Gordon, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TN

County of Williamson

Personally appeared before me, Katherine Warren, a notary public for this county and state, Kathleen Robson Gordon who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Warren

Notary's Signature

My Commission Expires: 4-13-22.

Notary's Seal (If on paper)

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD Exp. 4-13-2022