BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH OF JANUARY, 2020. Notary Public MY COMMISSION EXPIRES: MAY 2, 2022 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 339960 DEEDWARR
01/07/2020 01:18:59 PM 2 pgs
Fees: $13.00 Taxes: $1,332.00
20200107-0002172

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SHER POWERS	**SAME**	**061-10-0-150.00**
(NAME) **P. O. BOX 160433**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37216**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN 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, **WE, DOUG'S PROPERTIES, LLC, AN OHIO LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SHER POWERS,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS 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 Lot No. 31 on the Plan of Maplewood Manor, of record in Book 547, page 102, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to DOUG'S PROPERTIES, LLC, AN OHIO LIMITED LIABILITY COMPANY, by deed from MUSIC CITY HOLDINGS, LLC, of record in Instrument No. 20180305-0020236, dated February 14, 2018, said Register's Office.

This conveyance is subject to Matters shown on the Plan of record in Book 547, Page 102; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument No. 20130628-0067004; and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **799 MATTHEWS AVE., NASHVILLE, TN 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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; 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 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 hand this 6th day of January, 2020.

DOUG'S PROPERTIES, LLC
an Ohio Limited Liability Company

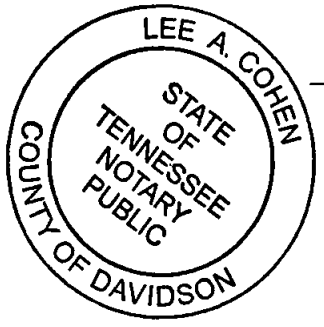
Shawn Rosson, Authorized Agent
By: Shawn Rosson, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Shawn Rosson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Authorized Agent of **Doug's Properties, LLC**, the within-named bargainor, an Ohio Limited Liability Company and that he as such Authorized Agent, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of **Doug's Properties, LLC**, by himself as such Authorized Agent.

Witness my hand and official seal at office, this 6th day of January, 2020.

My commission expires: **May 2, 2022**



Lee A. Cohen
Notary Public