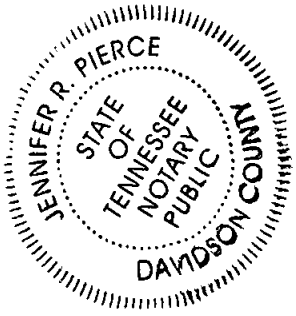
WARRANTY DEED



State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2020

Notary Public

MY COMMISSION EXPIRES: 11-8-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MJ Kim, LLC and Renee Cassidy Wine, LLC	MJ Kim, LLC and Renee Cassidy Wine, LLC	119-12-0-046.00
(NAME)	(NAME)	
1306 Cottingham Dr.	1306 Cottingham Dr	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37067	Franklin TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 351868 **DEEDWARR**
02/03/2020 10:52:38 AM 2 pgs
Fees: $13.00 Taxes: $647.50

20200203-0012079

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Virginia O. Bradshaw, unmarried** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **MJ KIM, LLC, an Arizona Limited Liability Company and Renee Cassidy Wine, LLC, a Tennessee Limited Liability Company, as Tenants in Common** hereinafter called the GRANTEES, its 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 Lot No. 38 on the Map of Battlewood, Section 1, as of record in Book 1835, Page 31, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Virginia O. Bradshaw, unmarried from Virginia O. Bradshaw, Trustee of The Marion O. Bradshaw and Virginia O. Bradshaw Revocable Living Trust by Quitclaim Deed on August 23, 2019, of record in Instrument Number 20190826-0085468, Register's Office for Davidson County, Tennessee.
Subject to:

Taxes and assessments for the year 2020 and subsequent years a lien, but not yet due and payable; All matters on Plan of record in Book 1835, Page 31; and all zoning regulations, building restrictions, setback lines, if any, and all easements for public utilities of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 724 Drummond Drive, Nashville, TN 37211
(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, 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 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 hands this 31st day of January, 2020.

Virginia O. Bradshaw by Brenda Photivihok, as Attorney in Fact

Virginia O. Bradshaw by Marion Bradshaw, as Attorney in Fact

State of Tennessee
County of Davidson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Marion Bradshaw, known to me (or proved to me on the basis of satisfactory evidence) who executed the foregoing instrument on behalf of Virginia O. Bradshaw, and acknowledged that she executed the same as the free and and deed of the said Virginia O. Bradshaw, for the purposes therein contained, by virtue of of a power of attorney executed by the said Virginia O. Bradshaw and appearing of record in Instrument Number 20200203-0012078, Register's Office for Davidson County, Tennessee.

WITNESS my hand and seal this 31st day of January, 2020.

Notary Public _____
My Commission Expires: 9-16-23

JUDITH C. JACOBS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

State of Tennessee
County of Davidson

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Brenda Photivihok, known to me (or proved to me on the basis of satisfactory evidence), who executed the foregoing instrument on behalf of Virginia O. Bradshaw, and acknowledged that he executed the same as the free and and deed of the said Virginia O. Bradshaw, for the purposes therein contained, by virtue of of a power of attorney executed by the said Virginia O. Bradshaw and appearing of record in Instrument Number 20200203-0012078, Register's Office for Davidson County, Tennessee.

WITNESS my hand and seal this 31st day of January, 2020 .

Notary Public _____
My Commission Expires: 9-16-23
File No.: 202001036

JUDITH C. JACOBS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY