WARRANTY DEED Return to: Advantage Title And Escrow, Inc. 1321 Murfreesboro Pike, Suite 823 Nashville TN 37217	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $142,000.00. Affiant Subscribed and sworn to before me this 27 day of January, 2020. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 354768 DEEDWARR
02/07/2020 10:28:01 AM 3 pgs
Fees: $18.00 Taxes: $525.40
20200207-0014444

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

Address New Owners as:	Tax Bill To:	Map / Parcel
The Boulders Subdivision LLC 5821 Woodland Hills Drive Nashville TN 37211	New Owner	172020a01300co

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. 19-10-16046

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **DHB, LLC Woodland Series, a Wyoming Limited Liability Company and L&L, LLC Woodland Series, a Wyoming Limited Liability Company**, (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto **The Boulders Subdivision LLC, a Tennessee Limited Company**, (The "Grantee"), Grantee' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot Number 13 on Myrtlewood Estates, Section 8, a Planned Unit Development, formerly Brentwood Oaks Expansion, of record in Instrument Number 20170918-0095179, said Register of Deeds Office for Davidson County, Tennessee, to which reference is hereby made to said instrument number for a more comprehensive legal description.

Being the same property conveyed to DHB, LLC Woodland Series, a Wyoming

Limited Liability Company and L&L, LLC Woodland Series, a Wyoming Limited Liability Company, by Quitclaim Deed from IRA Innovations, LLC fbo Dan Heichelbech IRA (50% undivided interest) and IRA Innovations, LLC fbo Les Lazarus IRA (50% undivided interest), of record in Instrument Number 20191112-0116275. Register's Office for Davidson County, Tennessee.

This is improved property known as 5821 Woodland Hills Drive, Nashville, TN 37211.

This conveyance is subject to the following:

1. Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
2. Easement as of record in Book 6489, Page 537, Book 7950, Page 227, Instrument No. 19991222-030625, Instrument No. 1999122220306126, Instrument No. 20080118-0006026 and Instrument No. 20080227-0018946, said Register's Office.
3. Covenants as of record in Instrument No. 20180920-0093374 and Instrument No. 20190701-0063431, said Register's Office.
4. Deed of conveyance of record in Book 5691, Page 548, said Register's Office.
5. Subject to all matters as disclosed on plat of record in Instrument No. 20170918-0095179, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantors is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors does further covenant and bind itself, its successors, and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 27 day of January, 2020.

DHB, LLC Woodland Series, a Wyoming Limited Liability Company

By: Dan Heichlbech

L&L, LLC Woodland Series, a Wyoming Limited Liability Company

By: Les Lazarus

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Dan Heichlbech, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be Manager for DHB, LLC Woodland Series, a Wyoming Limited Liability Company, and as such Manager acknowledged that he is authorized to execute the foregoing instrument on behalf of DHB, LLC Woodland Series, a Wyoming Limited Liability Company, the within named bargainor, a Limited Liability Company, and that he as such Manager, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by him/herself as Manager.

Witness my hand this 27 day of January, 2020.

Notary Public

My Commission Expires: 6/11/2023

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Les Lazarus, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be member. for L&L, LLC Woodland Series, a Wyoming Limited Liability Company, and as such member. acknowledged that he is authorized to execute the foregoing instrument on behalf of L&L, LLC Woodland Series, a Wyoming Limited Liability Company, the within named bargainor, a Limited Liability Company, and that he as such member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by him/herself as member.

Witness my hand this 27 day of January, 2020.

Notary Public

My Commission Expires: 6/11/2023

LOGAN C. E. BELL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/11/2023
COUNTY OF CHEATHAM