STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$285,000.00** (Two Hundred Eighty Five Thousand).

AFFIANT

Subscribed to and sworn before me this 10th day of February, 2020.

NOTARY PUBLIC MY COMMISSION EXPIRES:

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires SEPT. 7, 2020

(NOTARY SEAL)

Karen Johnson Davidson County
Batch# 356757 **DEEDWARR**
02/11/2020 02:12:20 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50

20200211-0015671

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
KMGB Holdings Inc. 1601, 1601 A & B 16th Avenue North Nashville, TN 37208	**SAME AS NEW OWNER**	081-11-0-592.00 081-11-0-594.00 081-11-0-284.00

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, I/WE, **WILLIAM JOHNSON, UNMARRIED AND DENISE R. JOHNSON, UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **KMGB HOLDINGS INC. A TENNESSEE FOR-PROFIT CORPORATION,** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

SEE ATTACHED EXHIBIT "A"
LEGAL DESCRIPTION

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **1601, 1601 A & B 16TH AVENUE NORTH** **NASHVILLE, TN 37208**

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. Whenever 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, this 10th day of February, 2020

William Johnson

Denise R. Johnson

By: Joseph L. Lackey, Jr., as his Attorney-in-Fact
Attorney in Fact

By: Joseph L. Lackey, Jr., as her Attorney-in-Fact
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of February, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Joseph L. Lackey, Jr.**, as Attorney in Fact to me known to be the person who executed the foregoing instrument on behalf of **William Johnson and Denise R. Johnson** and acknowledged that he executed the same as the free act and deed of the said **William Johnson and Denise R. Johnson**.

Witness my hand and official seal on this the 10th day of February, 2020.

Notary Public

Commission Expires: _____

JAMIN ENQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2023

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel I:
Land in Davidson County, Tennessee, being the Southerly 35 feet of Lot No. 337 on the Plan of DT McGavock, and Others Second Addition, as of record in Plat Book 21, Page 41, to which plan reference is hereby made for a more complete and accurate property description and described according to a survey of E. L. Miller, Jr., October 11, 1966.

Said part of said lot fronts 35 feet on the West side of 16th Avenue North and runs back between parallel lines along the Northerly margin of Cockrill Street 170 feet to an alley.

Being the same property conveyed to William Johnson and wife, Bertha Johnson by Warranty deed from Emma Jackson, unmarried of record in Book 6071, page 886, Register's Office for Davidson County, Tennessee, dated May 27, 1983 and recorded on June 09, 1983.

Being the same property conveyed to William Johnson and Denise R. Johnson, an unmarried woman, as joint tenants with the Right of survivorship by Quitclaim deed from William Johnson, an unmarried man of record in Instrument No. 20190222-0016175 Register's Office for Davidson County, Tennessee, dated January 20, 2019 and recorded on February 22, 2019.

Being also known as 1601 16th Avenue North, Nashville, Tennessee 37208.

Parcel II:
Land in Davidson County, Tennessee, being the North 35 feet of the South 70 feet of Lot No. 337 on the Plan of DT McGavock and Others Additions, as of record in Plat Book 21, Page 41, Register's Office for said County.

Said part of said Lot fronts 35 feet on the West side of 16th Avenue North and runs back between parallel lines to and 35 feet North of Cockrill Street 170 feet to an alley.

Being the same property conveyed to William Johnson and wife, Bertha R. Johnson by Installment deed from Gilbert Lee Cohen and Sara K. Cohen of record in Book 5086, Page 731, Register's Office for Davidson County, Tennessee, dated November 01, 1976 and recorded on November 11, 1976. The said Bertha Johnson is now deceased.

Being also known as 1601 A 16th Avenue North, Nashville, Tennessee 37208.

Parcel III:
Land in Davidson County, Tennessee, being the Northerly 30 feet of Lot No. 337 on the Plan of DT McGavock and Others Additions, as of record in Plat Book 21, Page 41, Register's Office for said County.

Said part of said Lot fronts 30 feet on the Westerly side of 16th Avenue North and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to William Johnson and wife, Bertha R. Johnson by Installment deed from Phil Cohen and Gilbert Lee Cohen of record in Book 4069, Page 994, Register's Office for Davidson County, Tennessee, dated October 15, 1966 and recorded on October 20, 1966. The said Bertha Johnson is now deceased.

Being also known as 1601 B 16th Avenue North, Nashville, Tennessee 37208.

Joseph L. Lackey executes this instrument as Attorney-in-Fact on behalf of William Johnson, pursuant to the Power of Attorney recorded in Instrument # 20200211-0015069 **, Register's Office for Davidson County, Tennessee.**

Joseph L. Lackey executes this instrument as Attorney-in-Fact on behalf of Denise R. Johnson, pursuant to the Power of Attorney recorded in Instrument # 20200211-0015670 **, Register's Office for Davidson County, Tennessee.**

WJ by JLL as AIF DRJ by JLL as AIF