Karen Johnson Davidson County
Batch# 361654 DEEDWARR
02/24/2020 08:14:21 AM 3 pgs
Fees: $18.00 Taxes: $0.18
20200224-0019816

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|---|---|
| **This Instrument Prepared By and Returned To:**<br><br>Neil Gurney, Esq.<br>Ulmer & Berne LLP<br>1660 West 2nd Street, Suite 1100<br>Cleveland, Ohio 44113<br>(216) 583-7000<br><br>**After Recording Return To The Above** | The actual consideration or true value whichever is greater, is $50.00. |
| | |

# WARRANTY DEED

**THIS INDENTURE**, made this 29th day of January, 2020, among:

**ANDREW BRICKMAN**

including all heirs, successors and/or assigns (the "**Grantor**")

AND

**BRICKHAUS NASH LLC**

an Ohio limited liability company, its successors and assigns (the "**Grantee**")

## WITNESSETH:

**THAT** the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

**Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Part One, Hanley Subdivision of record in Plat Book 1424, Page 33, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.**

**Being the same property conveyed to Fay Baker and wife, Juanita O. Baker by Warranty Deed from David Aaron Shearon and wife, Ida Bell Shearon of record in Book 2748, page 547, Register's Office for Davidson County, Tennessee, dated May 15, 1958 and recorded on May 16, 1958. The said Juanita O. Baker having since died, Docket No, 15P500, Davidson County Probate vesting fee simple title unto her husband, Fay Baker. The said Fay Homes Baker having since died 4/3/2019, Docket No. 19P1081 and by his Last Will and Testament devised said property unto David E. Baker Sr, as the Executor of the Estate.**

**Being the same property conveyed to Andrew Brickman by Warranty Deed from Music City Holdings, LLC of record in Instrument No. 20200109-0003118, Register's Office for Davidson County, Tennessee, dated January 6, 2020 and recorded on January 9, 2020.**

**Being also known as 920 Riverside Drive Nashville, Tennessee 37206.**

**TOGETHER WITH AND SUBJECT TO** all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD the Premises by the Grantee, their heirs and assigns forever.

**SUBJECT TO** all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

**FURTHERMORE,** the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

**THE SOURCE** of the, above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

**WHENEVER** in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the undersigned has executed this Deed as of the 29th day of January, 2020.

Andrew Brickman

STATE OF OHIO )
) SS:
COUNTY OF CUYAHOGA )

BEFORE ME, a Notary Public in and for said County and State, personally appeared Andrew Brickman, an individual, who acknowledged that he did sign the foregoing instrument and that the same is the free act and deed of him personally.

IN TESTIMONY, I set my hand and official seal, this 29th day of January, 2020.

Notary Public

Denisa Lewleyman Notary Public
My Comm. Exp. 01/24/2024
State of Ohio

**Owner Name & Property Address:**

Name: Brickhaus Nash LLC
Address: 920 Riverside Drive
City, State, Zip: Nashville, TN 37206

**Responsible Party for Taxes:**

Name: Brickhaus Nash LLC
Address: 26401 Emery Road, Suite 103
City, State, Zip: Cleveland, OH 44128

**TAX ID: 083-07-0-211.00**