This Instrument Prepared By:
Brokers Escrow Services, Inc.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

SEND TAX BILL TO:
NEW OWNER:
Pigskin Properties, LLC
5012 S Western Road
Stillwater OK, 74074

Karen Johnson Davidson County
Batch# 368985 DEEDWARR
03/06/2020 03:23:30 PM 2 pgs
Fees: $13.00 Taxes: $869.50
20200306-0025703

Map and Parcel: 136 130 B 003.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **DJW IRA, LLC, a Tennessee limited liability company** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Pigskin Properties, LLC, an Oklahoma Limited Liability Company**, hereinafter called the GRANTEE, its successors and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A parcel of land in Davidson County, Tennessee, Being Unit No. 3 as shown on the site plan of "The Golf Retreat at Nashboro", recorded as Exhibit "C" on the Master Deed for The Golf Retreat at Nashboro A Horizontal Property Regime, of record at Instrument No. 20150930-0099500, as amended in Instrument No. 20171214-0127715, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to DJW IRA, LLC by Warranty Deed from Gran, Inc. of record as Instrument No. 20161220-0133711, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 155 Bell Road, Unit 3, Nashville, Tennessee 37217.
Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:
Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to conditions, covenants, restrictive covenants contained in a Master Deed for the Golf Retreat at Nashboro in instrument of record in Instrument No. 20150930-0099500, as amended in Instrument No. 20171214-0127715 said Register's Office, and to which instrument reference is here made for the complete and exact terms, details and requirements thereof.
Subject to all matters as set forth per boundary plats of record in Plat Book 4860, page 74 and 75, said Register's Office.
Subject to an easement for Storm Water, in favor of Metropolitan Government of Nashville , set forth in an instrument of record in Instrument No. 20150423-0036517, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.
Subject to an easement for Sewer, in favor of Metropolitan Government of Nashville , set forth in an instrument of record in Instrument No. 20150804-0076934, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and

reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

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, its successors and assigns, forever; and,

GRANTOR does covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS its hand this the 6th day of March, 2020.

DJW IRA, LLC, a Tennessee Limited Liability Company

David J. Waynick, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, David J. Waynick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he as President of DJW IRA, LLC, a Tennessee limited liability company, with the authority to do so executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of March, 2020.

NOTARY PUBLIC
My Commission Expires:

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $235,000.00.

AFFIANT

Subscribed and sworn to before me on this 6th day of March, 2020.

NOTARY PUBLIC
My Commission Expires:

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

CERTIFICATION
I, Toni Rutgerson, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Toni Rutgerson

State of Tennessee; County of Davidson
On this day of March , 2020, personally appeared before me, a notary public for this county and state, Toni Rutgerson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Caitlin Marie Smith
My Commission Expires:

CAITLIN MARIE SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021