THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190721471

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,200,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of March, 2020.

Notary Public
My Commission Expires: 10/31/2023

COURTNEY POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 378878 DEEDWARR
03/30/2020 08:10:08 AM 2 pgs
Fees: $13.00 Taxes: $8,140.00

20200330-0033626

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
145 Montgomery Bell, LLC 145 Montgomery Bell Ave Nashville TN 37205	New Owner	Tax Parcel ID No. 116-04-0-001.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bryan Bolton and Rachel Bolton, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **145 Montgomery Bell, LLC, a Tennessee Limited Liability Company**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 5 , as shown on the map entitled Wilbur A. Nelson's Subdivision, of record in Plat Book 547, page 121, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being part of the same property conveyed to BRYAN BOLTON and RACHEL BOLTON, HUSBAND AND WIFE, by deed from GARY GOBER and wife, DIANE GOBER, of record in Instrument No. 20180627-0062204 , dated June 22, 2018 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 116-04-0-001.00.

Davidson County taxes for 2019, Map-Par. 116-04-0-001.00, $2,839.50, UNPAID, plus penalty, interest and cost, if any.

Matters shown on the Plan of record in Plat Book 547, page 121, said Register's Office.

Declaration of Restricti ons and Covenants for Stormwater Facilities and Systems contained in instrument of record in Instrument No. 20190109-0002515, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage , Water Mains, Pumps and Appurtenances of record in Instrument No. 20190131-0009544, said Register's Office.

This is improved property located at 145 Montgomery Bell Ave Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of March, 2020.

Bryan Bolton by: his Attorney-in-Fact
Bryan Bolton by Jonathan Harris, his Attorney-in-Fact

Rachel Bolton by: her Attorney-in-Fact
Rachel Bolton by Jonathan Harris, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jonathan Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Bryan Bolton and Rachel Bolton and that he is authorized by Bryan Bolton and Rachel Bolton to execute this instrument on their behalf.

Witness my hand, at office, this 27th day of March, 2020.

J Anderson
Notary Public

My Commission Expires: 9/6/2022

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022