Prepared by:
~~Record and Return to:~~
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $432,400.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27 day of March, 2020.

Notary Public

My Commission Expires: 05/03/2024

M ALEXIS MENDL NOTARY PUBLIC STATE OF TENNESSEE

(Affix Seal)

2020-1081-1

Karen Johnson Davidson County
Batch# 378960 DEEDWARR
03/30/2020 09:13:56 AM 2 pgs
Fees: $13.00 Taxes: $1,599.88

20200330-0033728

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Turner Stough 418 Broadmoor Drive Nashville, TN 37216	NEW OWNER	Map/Parcel 061-06-0-001.04

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Santoori Investments, LLC, a Tennessee limited liability company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Turner Stough**, an unmarried person hereinafter called the GRANTEE, his/her/their/its heirs/successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

Land in the 12th Civil District of Davidson County, Tennessee, being part of the Sweeney-Clark Realty Company property as shown on the Plan of Gra-Mar Acres, Section 11, Second Addition, as of record in Book 3500, page 43, Register's Office for said County, being Parcel No. 9 on the unrecorded plan of a subdivision of said Realty Company's property described according to a survey made by Barge, Waggoner, & Summer, Inc., Engineers, January 21, 1964, as follows:

Beginning at a point on the sourtherly margin of Broadmoor Drive, 111.8 feet east of the northeast corner of Parcel No. 11 conveyed to Maddux Construction Company, Inc., by deed from Sweeney-Clark Realty Company, Inc., of record in Book 3706, page 517, said point being the corner of Parcels Nos. 9 and 10; thence with the line between said two Parcels, South 11 deg. 40 min. West 216.5 feet; thence South 84 deg. 10 min. East 147.3 feet to Owen's west line; thence North 1 deg. 55 min. East 204.6 feet to the southerly margin of Broadmoor Drive; thence with the same westerly 111.9 feet to the beginning.

Being the same property conveyed to Santoori Investments, LLC, a Tennessee limited liability company by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, dated May 21, 2019 of record as Instrument No. 20190523-0048874, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County Taxes for 2020, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is IMPROVED property known as 418 Broadmoor Drive, Nashville, TN 37216 .

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, his/her/their/its heirs/successors and assigns forever; and the GRANTOR, does covenant 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 that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his/her/their/its heirs/successors and assigns, against the lawful claims of all persons whomsoever.

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

Dated effective the 26th day of March, 2020:

Santoori Investments, LLC, a Tennessee limited liability company

By: _____
Saman Poori, Member

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Saman Poori, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon his oath acknowledged himself to be the Member of Santoori Investments, LLC and that as such Member, being authorized so to do, he executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by his name as such Member.

Witness my hand, at office, this 25 day of March, 2020.

My Commission Expires:_____

_____
Notary Public

BERENICE VELAZQUEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. APRIL 12, 2023
COUNTY OF RUTHERFORD