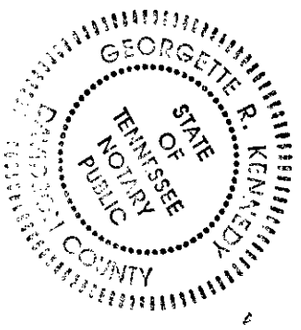
| | |
|---|---|
| **WARRANTY DEED**<br><br><br> | STATE OF TENNESSEE<br>COUNTY OF WILLIAMSON<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $422,000.00.<br><br>Affiant<br><br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2020.<br><br>Notary Public<br><br>MY COMMISSION EXPIRES: 03-08-21<br>(AFFIX SEAL) |

**THIS INSTRUMENT WAS PREPARED BY**
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Brixton Holdings LLC<br>209 Gentry Avenue<br>Nashville, TN 37206 | Brixton Holdings LLC<br>209 Gentry Avenue<br>Nashville, TN 37206 | 083-06-0R-005.00-CO |

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Sandy Brainard, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Brixton Holdings LLC**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 5, Gentry Way, as established by a Declaration of Covenants, Conditions and Restrictions, as shown on record in Instrument No. 20150324-0025105, as amended in Instrument No. 20160126-0007455 and 20160518-0049529 in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Sandy Brainard by Warranty Deed from LVH2, LLC, a Tennessee Limited Liability Company, dated 07/08/2016, of record in Instrument 201607110070965 and Scrivener's Affidavit recorded in Instrument 201607190074156, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 215 Gentry Avenue, Nashville, TN 37206

Karen Johnson Davidson County
Batch# 380715 **DEEDWARR**
04/02/2020 08:31:00 AM 2 pgs
Fees: $13.00 Taxes: $1,561.40

20200402-0035245

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs 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.

Witness my/our hand(s) this the 1st day of April, 2020.

Sandy Brainard

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Sandy Brainard with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 1st of April, 2020.

Notary Public

My Commission Expires: 10/3/21

(SEAL)

