THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle Ste 150** **Brentwood, TN 37027** **CRT File No. 200325366** Karen Johnson Davidson County Batch# 380800 **DEEDWARR** 04/02/2020 10:23:31 AM 2 pgs Fees: $13.00 Taxes: $974.58 20200402-0035368	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: ~~$269,900.00~~ $263,400.00 Affiant Subscribed and sworn to before me, this 31st day of March, 2020. Notary Public My Commission Expires: 1/31/2023

STACEY DENSON PALMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Cheyenne 12 LLC 1835 E Hallandale Beach Blvd #351 Hallandale Beach, FL 33009	Send Tax Bills To: ~~New Owner~~ Wilson Bank & Trust 2930 W. End Ave Nashville TN 37203	Tax ~~Information~~: Tax Parcel ID No. 053-05-0-012.00

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, **David L. Shaub, a married man and Daniel R. Green, a married man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cheyenne 12, LLC, a Florida Limited Liability Company**, ("Grantees"), 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 No. 152 on the Plan of Section 3, Sequoia Valley of record in Plat Book 4460, Page 83, 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 David L. Shaub, a married man and Daniel R. Green, a married man by Quitclaim deed from David L. Shaub, a married man of record in Instrument No. 20190205-0010920 Register's Office for Davidson County, Tennessee, dated January 31, 2019 and recorded on February 05, 2019.

Grantor warrants that they have never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

David L. Shaub and David Shaub being one and the same person.

Daniel R. Green and Daniel Green being one and the same person.

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.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 4460, Page 83, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 4598, Page 384, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States

Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 1272 Cheyenne Blvd Madison TN 37115

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 31st day of March, 2020.

David L. Shaub

Daniel R. Green

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David L. Shaub and Daniel R. Green, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2020.

Notary Public

My Commission Expires:

CHAD J PEARMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020