Prepared by:

615 Title, LLC
807 Bradford Ave
Nashville, Tennessee 37204

Karen Johnson Davidson County
Batch# 382283 DEEDWARR
04/06/2020 03:30:15 PM 2 pgs
Fees: $13.00 Taxes: $1,739.00

20200406-0036431

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

2019-347

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $470,000.00

Affiant

Subscribed and sworn to before me this 2nd day of April, 2020.

Notary Public
My Commission Expires: 12/1/2020

Address of New Owner:	Send Tax Bills to:	Tax Information:
Camille A. Krichmar, Trustee	New Owner	
600 45th Avenue North		091-12-0-143.00
Nashville, TN, 37209		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Nash Properties, a Tennessee Limited Liability Company**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Camille A. Krichmar, Trustee of the Krichmar Family 2012 Trust dated December 13, 2012**, hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of West Nashville Plan No. 1 of record in Plat Book 57, Page (s) 74 and 75, 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 Nash Properties, LLC, a Tennessee Limited Liability Company by Warranty deed from Alan D. Oakley of record in Instrument No. 20181206-0119144 Register's Office for Davidson County, Tennessee, dated November 26, 2018 and recorded on December 06, 2018.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **600 45th Avenue North Nashville, TN 37209.**

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 our hands this 2nd day of April, 2020.

Nash Properties LLC, a Tennessee Limited Liability Company

Kristina Nash, Member
By: Kristina Nash
Its: Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is a Member of Nash Properties, LLC a limited liability company, and that she is authorized by Nash Properties, LLC to execute this instrument on its behalf.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of April, 2020.

D. SHAYNE ADAIR
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

D. Shayne Adair - Notary Public
My Commission Expires: 6/13/2022