Map and Parcel: 105-090-078.00

Warranty Deed

Address of New Owner(s)
Belmont Real Estate Holdings II, LLC
1900 Belmont Boulevard
Nashville, Tennessee 37212-3757

Send Tax Bills To:

SAME

Karen Johnson Davidson County
Batch# 383175 DEEDWARR
04/08/2020 12:48:15 PM 6 pgs
Fees: $33.00 Taxes: $4,347.50

20200408-0037033

This Instrument Prepared By:
J. Terry Price
Guenther, Jordan & Price, Attorneys
P. O. Box 696
101 5th Avenue West, Suite 102
Springfield, Tennessee 37172-0696

STATE OF Tennessee
COUNTY OF Davidson }

The actual consideration (or value, whichever is greater) for this transfer is $1,175,000.00.

Steven Hyley
Affiant

Subscribed and sworn to before me this 31st day of March, 2020.

Amy D. Irwin
Notary Public

My Commission Expires Sept. 7, 2021

AMY D. IRWIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-7-2021

For and in Consideration of the sum of ONE MILLION, ONE HUNDRED AND SEVENTY-FIVE THOUSAND DOLLARS and other good and valuable consideration (the receipt of which is hereby acknowledged), We, Helen Tibbs-Merritt (formerly Helen Merritt), Daisy Tibbs Lee (formerly Daisy Tibbs), Joyce Marie Tibbs (formerly Joyce Pack), Amanda Tibbs Johnson, and Deborah Lee Tibbs , (hereafter collectively referred to as "Grantors") have bargained and sold, and by these presents transfer and convey to Belmont Real Estate Holdings II, LLC, a Tennessee limited liability corporation, its successors and assigns, (hereafter referred to as "Grantee") a certain tract or parcel of land in the County of Davidson, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 31, as shown on the map entitled the plan of D. B. Blakemore's Subdivision, of record in Plat Book 161, page 165, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

TOGETHER With that portion of Alley No. 428 included in said property that was closed by the Metropolitan Government of Nashville and Davidson County, Tennessee, by Ordinance No. 73-481 of record in the Metropolitan County Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert Tibbs and Wife, Virginia Tibbs, by deed from Farris A. Deep and Wife, of record in Book 2543, Page 477, dated June 20, 1956, said Register's Office.

Further being the same property conveyed to Helen Merritt, Daisy Tibbs and Joyce Pack, a one-fifth undivided interest by quitclaim deed from Robert Tibbs and Wife, Virginia Tibbs, retaining a fourth-fifths undivided interest, of record in Book 4528, Page 221, dated June 20, 1956, said Register's Office. Robert Tibbs, died on or about September 18, 1976, leaving

VIRGINIA LEE TIBBS as surviving tenant by the entirety. VIRGINIA LEE TIBBS died on or about October 15, 1996, leaving said property to her heirs at law. Also see Affidavit of Heirship of record in Instrument No. 20040206-0014862, dated March 25, 2006 and Affidavit of Heirship recorded contemporaneously with this deed, said Register's Office. ROBERT BURNS TIBBS, heir at law of VIRGINIA LEE TIBBS died intestate on or about May 27, 2007, leaving his portion of said property to his only heir at law AMANDA TIBBS JOHNSON, FORMERLY KNOWN AS AMANDA LYNETTE TIBBS. See Affidavit of Heirship recorded contemporaneously with this deed, said Register's Office.

This is improved property, known as 1300 Caldwell Avenue, Nashville, Tennessee 37212.

This conveyance is subject to all restrictive covenants, easements and set back lines that are applicable to the above described property.

Grantors represents to Grantee that Grantors are lawfully seized and possessed of the above described land in fee simple; has a good right to convey it, and the same is unencumbered, except as described herein. Grantors also, as evidenced by their signatures below under oath, warranty the facts and statements contained in the above referenced Affidavits of Heirship, and warranty the truths therein in establishing Grantors as the sole heirs at law and sole owners of this Property.

Grantors represent to Grantee that this property has not been used as marital property since the respective deaths of Robert Tibbs and wife, Virginia Tibbs. Further, Grantors represent to Grantee that no marital rights of any kind exist on or to this property.

Grantors bind Grantors, their successors, assigns, heirs and representatives, to warrant and forever defend the title to the above described land to Grantee and the successors and assigns of Grantee, against the lawful claims of all persons.

Witness this 31 day of March, 2020.

By: Helen Tibbs Merritt
Helen Tibbs-Merritt

STATE OF Michigan }
COUNTY OF Oakland }

Personally appeared before me, Helen Merritt, a Notary Public in and for the above County and State, the within named Helen Tibbs-Merritt, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Oakland, Michigan, this 31 day of March, 2020.

NOTARY PUBLIC JALESA D. HAMLIN NOTARY PUBLIC STATE OF MICHIGAN My Commission Expires: 02/27/2024

By: Daisy Tibbs Lee
Daisy Tibbs Lee

STATE OF Michigan }
COUNTY OF Oakland }

Personally appeared before me, India Holley, a Notary Public in and for the above County and State, the within named Daisy Tibbs Lee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, _____, this 27th day of March, 2020.

India Holley
NOTARY PUBLIC

My Commission Expires: September 10 2022

INDIA HOLLEY
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Sep 10, 2022
ACTING IN COUNTY OF Oakland



By: Joyce Marie Tibbs
Joyce Marie Tibbs

STATE OF Michigan }
COUNTY OF Oakland }

Personally appeared before me, India Holley, a Notary Public in and for the above County and State, the within named Joyce Marie Tibbs, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, _____, this 27th day of March, 2020.

India Holley
NOTARY PUBLIC

My Commission Expires: 9/10/2022

INDIA HOLLEY
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Sep 10, 2022
ACTING IN COUNTY OF Oakland

By: _____
Amanda Tibbs Johnson

STATE OF Tennessee }
COUNTY OF Davidson }

Personally appeared before me, Michael Davis, a Notary Public in and for the above County and State, the within named Amanda Tibbs Johnson, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee, this 27th day of March, 2020.

Michael Davis
NOTARY PUBLIC

My Commission Expires: 11-8-2022

MICHAEL DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

By: Deborah Lee Tibbs
Deborah Lee Tibbs

STATE OF Tennessee }
COUNTY OF Davidson }

Personally appeared before me, Michael Davis, a Notary Public in and for the above County and State, the within named Deborah Lee Tibbs, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee, this 27th day of March, 2020.

Michael Davis
NOTARY PUBLIC

My Commission Expires: 11-8-2022

MICHAEL DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022