THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 20042616E

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $595,000.00.

Affiant

Subscribed and sworn to before me, this 9th day of April, 2020.

Notary Public
My Commission Expires: _____

JANE ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 384822 **DEEDWARR**
04/13/2020 01:39:40 PM 2 pgs
Fees: $13.00 Taxes: $2,201.50

20200413-0038376

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Earl Lee Oz Fund, LLC 700 12th Ave S, Unit 1402 Nashville, TN 37203	New Owner	Tax Parcel ID No. 105-09-0-431.00

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, **Heather C. Frank and Gregory J. Frank, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Earl Lee Oz Fund, LLC, a Tennessee 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(s) 3 , as shown on the map entitled Plat of E. T. Lewis Subdivision of the South part of Lot No. 47 of Waverly Land Co's Plan, of record in Plat Book 421, page 87, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to HEATHER C. FRANK and GREGORY J. FRANK, by deed from MUSIC CITY HOLDINGS, LLC, of record in Instrument No. 20200319-0030333 , dated March 3, 2020 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 105-09-0-431.00.

Matters shown on the Plan of record in Plat Book 421, page 87, said Register's Office.

This is improved property located at 1902 Elliott Avenue Nashville TN 37204

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 9th day of April, 2020.

Heather C. Frank

Gregory J. Frank

STATE OF California)

COUNTY OF Kern)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Heather C. Frank and Gregory J. Frank, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of April, 2020.

Notary Public

My Commission Expires: March 15, 2021

CATHY GARCIA
Notary Public – California
Kern County
Commission # 2183514
My Comm. Expires Mar 15, 2021