This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-6855

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of April, 2020.

Notary Public
My Commission Expires: 7/6/20

Karen Johnson Davidson County
Batch# 385713 DEEDWARR
04/14/2020 02:52:44 PM 2 pgs
Fees: $13.00 Taxes: $1,221.00
20200414-0039095

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Pablo Aracena Devin Aracena Matthew Duntz 2600 Airpark Drive Nashville TN 37206	per owners	073-13-0-215

WARRANTY DEED

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 considerations, the receipt of which is hereby acknowledged, I/we, **Dexter Properties, LLC, a Tennessee Limited Liability Company**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Pablo Aracena and Devin Aracena, husband and wife and Matthew Duntz, a married man as joint tenants with right of survivorship**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Dugger Heights, Section III of record in Plat Book 1835, Page 54, 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 Dexter Properties, LLC, a Tennessee limited liability company, by deed from Jaclyn Franklin aka Jaclyn Danielle Franklin Mundy, of record in Instrument No. 20140307-0019567, Register's Office for Davidson County, Tennessee, dated March 7, 2014 and recorded on March 7, 2014.

This is improved property located at: **2600 Airpark Drive, Nashville, TN 37206**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

Return to:
Rudy Title and Escrow, LLC

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. Whenever used, the singular number 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 3rd day of April, 2020.

GRANTOR:

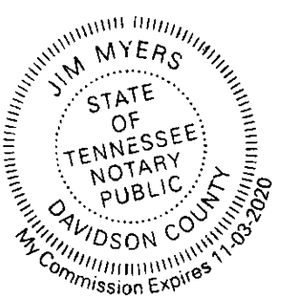
Dexter Properties, LLC,
a Tennessee Limited Liability Company

By: _____
William Watts, Chairman and Chief Executive Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William Watts, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Chairman and Chief Executive Officer of Dexter Properties, LLC, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 3rd day of April, 2020.



_____
Notary Public
My Commission expires: _____