This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF ~~xxxxxxxx~~ Davidson

The actual consideration or value, whichever is greater is $1,650,000.00.

Affiant

Subscribed and sworn before me this the 10 day of April, 2020.

Notary Public
My commission expires:

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

Karen Johnson Davidson County
Batch# 393489 **DEEDWARR**
04/29/2020 01:55:12 PM 2 pgs
Fees: $13.00 Taxes: $6,105.00

20200429-0044940

WARRANTY DEED

Address of New Owner:
Andrew John Hilbert
5610B Granny White Pike
Brentwood, TN 37027

Send Tax Bill to:

Tax Information:
159-10-0D 002.00

NEW OWNER

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANT VENTURES, LLC, A TENNESSEE LIMITED LIABILTY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to PAUL BANIA AND AMANDA BANIA, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. B together with common areas, as established by Second Amendment to Declaration of Covenants, Conditions, and Restrictions for Homes at 5610 Granny White Pike, a Horizontal Property Regime with Private Elements of record in Instrument No. 20190522-0048265, being shown on Plat attached thereto as Exhibit "A2", Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Grant Ventures, LLC, a Tennessee limited liability company, by deed from Granny White Partners, LLC, a Tennessee limited liability company, dated 05/16/2017, of record in Instrument No. 20170518-0049570, as corrected by Affidavit of Scrivener's Error of record in Instrument No. 20170615-0060183, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 5610B Granny White Pike, Brentwood, TN 37027.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

LGL

Witness my hand this the 20th day of April, 2020.

Grant Ventures, LLC

BY: Louise Gilchrist Grant, Member
Louise Gilchrist Grant, as Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Louise Gilchrist Grant, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HER oath acknowledged HERSELF to be the MEMBER of the within named bargainor, Grant Ventures, LLC , and that SHE, as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Louise Gilchrist Grant as such MEMBER. Witness my hand and official seal this 20 of April, 2020.

My commission expires:

1/17/24

Notary Public

MARK BELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY