RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

THIS INSTRUMENT PREPARED BY:
LAW OFFICE OF DAVID A. CHILDRESS
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

Karen Johnson Davidson County
Batch# 429780 DEEDWARR
07/01/2020 01:03:39 PM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20200701-0071369

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $565,000.00.

Paul Budslick
AFFIANT

Subscribed and sworn to before me this 30th day of June 2020.

D A Childress
Notary Public
My Commission Expires 5/9/23

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s) As Follows:	Send Tax Bills To:	Map Parcel Numbers
Jeff Estepp, LLC 4913 Indiana Ave Nashville, TN 37209	New Owner	090-12-0-359.00 090-12-0-033.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

PAUL BUDSLICK, married

(herein referred to as "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto

JEFF ESTEPP, LLC, a Tennessee limited liability company

(herein referred to as "Grantee"), Grantee's successors and assigns, certain tracts or parcels of land located in Davidson County, Tennessee, more particularly described on Exhibit "A" attached hereto.

BEING improved properties known as 6311 and 6313 Robertson Avenue, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it; and the same is unencumbered except as set forth on the attached Exhibit "B". Grantor does further covenant and bind himself, his successors and

assigns, to warrant and forever defend the title to said land to the said Grantee, Grantee's successors 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.

This property is investment property and has not been the principal residence of the Grantor or his spouse.

WITNESS my hand this 30th day of June 2020.

Paul Budslick

PAUL BUDSLICK

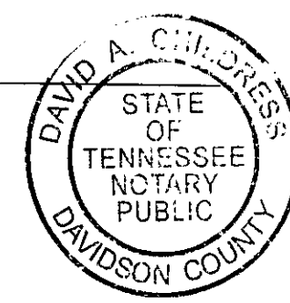
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, PAUL BUDSLICK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purpose therein contained.

WITNESS my hand, at office, this 30th day of June 2020.

Dana A. Cook

Notary Public



My Commission Expires: 5/9/23

EXHIBIT "A"

Tract I

6311 Robertson Avenue, Nashville, Tennessee 37209 Map-Par. 090-12-0-359.00

Land in Davidson County, Tennessee, being Lot No. 7-B on the Resubdivision of Part of Lot 7 of the Resubdivision of Part of Lot 21 (Lots 5,6,7,8) in Subdivision of the B. F. Cockrill Farm of record in Book 4885, Page 55, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Tract II

6313 Robertson Avenue, Nashville, Tennessee 37209 Map-Par. 090-12-0-033.00

Land in Davidson County, Tennessee, being Lot No. 7-A on the Resubdivision of Part of Lot 7 of the Resubdivision of Part of Lot 21 (Lots 5,6,7,8) in Subdivision of the B. F. Cockrill Farm of record in Book 4885, Page 55, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being two of the properties (Tracts II and III) conveyed to PAUL BUDSLICK, by Warranty Deed from JERRY W. BLAIR and wife, JOY S. BLAIR, dated February 28, 2020, of record in Instrument No. 20200228-0022621, in the Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

The conveyance of Tracts I and II are 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 right of ways for public utilities that appear in the appropriate public record.

1. Davidson County taxes and assessments for the year 2020 and subsequent years.

2. 10' Public Utility Easement across the rear of said tracts and all other matters appearing on the Plan of Resubdivision of Part of Lot 7 of the Resubdivision of Part Lot 21(Lots 5,6,7,8) in Subdivision of the B.F. Cockrill Farm as of record in Book 4885, Page 55, Register's Office for Davidson County, Tennessee; and

3. Tenants in possession pursuant to unrecorded leases.