File 33325-8 BOX 14

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

CRT File No. 200527395

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $625,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of July, 2020.

Notary Public
My Commission Expires: 10-7-23

DIANA AUBIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 430391 DEEDWARR
07/06/2020 10:47:32 AM 2 pgs
Fees: $13.00 Taxes: $2,312.50
20200706-0072246

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jacob Goodman and Kaitlyn Holland 4209 Park Avenue Nashville TN 37209	Cardinal Financial Co, LP dba Peoples Home Equity P O Box 0054 Palatine, IL 60055-0054	Tax Parcel ID No. 091-16-0-183.00

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, **Teragram Holdings, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jacob A. Goodman and Kaitlyn M. Holland, husband and wife**, ("Grantees"), their 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 part of Block 2 on the Plan of Charlotte Park Company's First Addition, of record in Plat Book 57, page 103, Register's Office, Davidson County, Tennessee.

Said part of Block 2 begins at a point on the southern margin of Park Avenue, formerly First Avenue, 75 feet from the easterly margin of 43rd Avenue, formerly 2nd Street, running thence easterly along the southern margin of said Park Avenue 75 feet; thence at right angles southerly 150 feet to an alley; thence with said alley westwardly 75 feet; thence at right angles northwardly 150 feet to the beginning.

Being the same property conveyed to JASON HOLLEMAN AND WIFE, MARGARET HOLLEMAN, by deed from RUSSELL T. COOK AND WIFE, ELIZABETH TANNEHILL COOK, of record in Instrument No. 20070417-0045727 , dated April 13, 2007 , said Register's Office. Being further conveyed to MARGARET HOLLEMAN AND JASON HOLLEMAN, SINGLE PERSONS, by quitclaim deed from JASON HOLLEMAN AND MARGARET HOLLEMAN, SINGLE PERSONS FORMERLY MARRIED, of record in Instrument No. 20140826-0077861, dated August 13, 2014, said Register's Office. Being further conveyed to MARGARET CLARE MARTIN, by quitclaim deed from JASON DANIEL HOLLEMAN, of record in Instrument No. 20170321-0027616, dated March 14, 2017, said Register's Office. Being further conveyed to TERAGRAM HOLDINGS, LLC, by quitclaim deed from MARGARET CLARE MARTIN, of record in Instrument No. 20180406-0032769, dated March 30. 2018, 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. 091-16-0-183.00.

Matters shown on the Plan of record in Book 57, page 103, said Register's Office.

This is improved property located at 4209 Park Avenue Nashville TN 37209

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 2nd day of July, 2020.

Teragram Holdings, LLC

_____, Authorized Agent

By: Shira Kingrey, Authorized Agent

STATE ~~OF~~ TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Shira Kingrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent (or other officer authorized to execute the instrument) of Teragram Holdings, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that she as such authorized agent has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as such aforesaid authorized agent.

Witness my hand, at office, this 2nd day of July, 2020.

J Anderson
Notary Public

My Commission Expires: _____

