THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200628124** Karen Johnson Davidson County Batch# 431283 **DEEDWARR** 07/06/2020 03:29:42 PM 2 pgs Fees: $13.00 Taxes: $7,492.50 20200706-0072538	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,025,000.00. Affiant Subscribed and sworn to before me, this 2nd day of July, 2020. Notary Public My Commission Expires:

DEBBIE MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 09-25-2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Walton Street LLC 500 Lynnwood Boulevard Nashville TN 37205	New Owner	Tax Parcel ID No. 116-15-0-106.00

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, **John Logan Maki and Heather Maki, Husband and Wife** ("Grantors"), have this day bargained and sold, and doe hereby transfer and convey to **Walton Street LLC**, ("Grantee"), 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 the Northerly part of Lot No. 107 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, Page 102 and 103, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point on the Southerly margin of Hobbs Road at the intersection of the Southerly margin of said Hobbs Road and the Easterly margin of Lynwood Boulevard; thence with the Easterly margin of said Lynwood Boulevard, Southwardly 150 feet to a point; thence Eastwardly 273 feet, more or less, to a point, thence Northwardly 148 feet to a point on the Southerly margin of said Hobbs Road Westwardly 307.5 feet, more or less, to the beginning.

Being the same property conveyed to JOHN LOGAN MAKI and HEATHER MAKI, HUSBAND AND WIFE, by deed from CHANDELIER DEVELOPMENT, INC., A TENNESSEE CORPORATION, of record in Instrument No. 20170531-0054129, dated May 26, 2017 , 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. 116-15-0-106.00.

Matters shown on the Plan of record in Plat Book 421, pages 102 and 103, said Register's Office.

This is improved property located at 500 Lynnwood Boulevard Nashville TN 37205

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.

John Logan Maki

Heather Maki

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Logan Maki and Heather Maki, 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 2nd day of July, 2020.

Notary Public

My Commission Expires: _____

