THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-28692

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 750,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF July 2020.

Notary Public

MY COMMISSION EXPIRES: Jan 8. 2024

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 440757 DEEDWARR
07/20/2020 12:29:44 PM 2 pgs
Fees: $13.00 Taxes: $2,775.00

20200720-0079371

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
204 Heady, LLC	204 Heady, LLC	
204 Heady Drive	127 Brookfield Ave	130-05-0-113.00
Nashville, TN 37205	Nashville TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Catalyst Properties, LLC, a Tennessee limited liability company,**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **204 Heady, LLC, a Tennessee limited liability company,**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 2 of Block "K" on the Plan of 2nd Revised Plan of Highlands of Belle Meade No. 2, Blocks E, F, G, H & K, of record in Plat Book 1130, Page 72, 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 Catalyst Properties, LLC, a Tennessee limited liability company by Warranty deed from Daniel L. Boone, Trustee of the Helen Baldwin Boone 2000 Revocable Trust U/A/D December 11, 2000 of record in Instrument No. 20191213-0128576 Register's Office for Davidson County, Tennessee, dated December 11, 2019 and recorded on December 13, 2019.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **204 Heady Drive, Nashville, TN 37205.**

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. 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.

Witness Grantor's hand this the 15th day of July, 2020.

Catalyst Properties, LLC

BY: _____
Michael Shivers, Member

STATE OF TN)

COUNTY OF Shelby)

Before me, the undersigned Notary Public in and for the said County and State, personally appeared **Michael Shivers**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member of **Catalyst Properties, LLC**, the within named bargainor, a limited liability company, and that he executed the within instrument for the purposes stated therein by signing the name of the limited liability company by himself as such Member.

Witness my hand and official seal this the 15th day of July, 2020.

My Commission expires: 5/17/2023

_____
Notary Public

EMILY DAWSON
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 05-17-2023
SHELBY COUNTY