NEW OWNER:
CALB Holdings, LLC
1504 Sweetbriar Avenue
Nashville, TN 37212

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 20-189

MAP & PARCEL
118-01-0-095.01 & 118-01-0-095.00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 442371 DEEDWARR
07/22/2020 01:10:30 PM 5 pgs
Fees: $28.00 Taxes: $9,620.00
20200722-0080558

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO MILLION SIX HUNDRED THOUSAND AND 00/100 DOLLARS ($2,600,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Paz, Inc, a Tennessee Corporation** ("Grantors") has this day bargained and sold and by these presents does hereby transfer and convey unto **CALB Holdings, LLC, a Tennessee Limited Liability Company** ("Grantees"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

TRACT 1:
A tract of land located in the Metropolitan Nashville, Davidson County, Tennessee, situated on the west side of 12th Avenue South shown as Davidson County Parcel ID 11801009500 and being more particularly described according to a survey prepared by H&H Land Surveying, Inc., Job No. 2011-0406, Dated December 04, 2019 and proceeding as follows:
BEGINNING at a an iron pin on the western right of way of 12th Avenue South said pin being 65 feet south of the southern right-of-way of Kirkwood Avenue at the southeasterly corner of All Sevens, LLC property shown as Parcel No. 11801009400 and recorded as Document No. 20171117-0118459 in the Register's Office for Davidson County, Tennessee, (R.O.D.C., TN) said point being the northeastern corner of the herein described tract;
Thence, South 13° 57' 16" West for a distance of 65.09 feet along the western right-of-way of 12th Avenue South to an iron pin at the northeastern corner of O.I.C. Cedar Lane Condos PH 3 property shown as Parcel No. 118050C00900CO and recorded as Document No. 20030408-0046334 in the Register's Office for Davidson County, Tennessee, (R.O.D.C., TN);
Thence, North 77° 19' 38" West for a distance of 112.79 to point in the southeastern corner of Paz,

Inc property shown as Parcel No. 11801009501 and recorded as Document No. 20110823-0065172 in the Register's Office for Davidson County, Tennessee, (R.O.D.C., TN);
Thence, North 09° 48' 18" East for a distance of 65.04 feet to a point in the southern line of All Sevens, LLC property shown as Parcel No. 11801009400 and recorded as Document No. 20171117-0118459 in the Register's Office for Davidson County, Tennessee, (R.O.D.C., TN);
Thence, South 77° 23' 04" West for a distance of 117.50 feet along the southern line of All Sevens, LLC property to the POINT OF BEGINNING.
Said tract contains 7,486 square feet, or 0.17 acres more or less as calculated by the above courses and distances.

TRACT 2:
A tract of land located in the Metropolitan Nashville, Davidson County, Tennessee, situated on the west side of 12th Avenue South shown as Davidson County Parcel ID 11801009501 and being more particularly described according to a survey prepared by H&H Land Surveying, Inc., Job No. 2011-0406, Dated December 04, 2019 and proceeding as follows:
BEGINNING at an iron pin set in the northwestern corner of O.I.C. Cedar Lane Condos PH 3 property shown as Parcel No. 118050C00900CO and recorded as Document No. 20030408-0046334 in the Register's Office for Davidson County, Tennessee, (R.O.D.C., TN); and easterly margin of Alley No. 428;
Thence, North 09° 48' 12" East for a distance of 65.00 feet to a nail set in the south west corner of All Sevens, LLC property as shown as Parcel No. 11801009400 and recorded as Document No. 20171117-0118459 in the Register's Office for Davidson County, Tennessee;
Thence, South 77° 23' 04" West for a distance of 40.00 feet along the southern property line of All Sevens, LLC property to a point in the north west corner of Paz, Inc property shown as Parcel No. 11801009500 and recorded as Document No. 20110823-0065172 in the Register's Office for Davidson County, Tennessee, (R.O.D.C., TN);
Thence, North 09° 48' 18" East for a distance of 65.04 feet along the northerly property line of O.I.C. Cedar Lane Condos PH 3 property to a point in the south west corner of Paz, Inc property shown as Parcel No. 11801009500 and recorded as Document No. 20110823-0065172 in the Register's Office for Davidson County, Tennessee, (R.O.D.C., TN);
Thence, North 77° 19' 38" West for a distance of 40.00 feet to the POINT OF BEGINNING.
Said tract contains 2,597 square feet, or 0.06 acres more or less as calculated by the above courses and distances.

Being the same property conveyed to Paz Inc., a Tennessee Corporation by Warranty Deed from Judith A. Jackson of record in Instrument No. 20110823-0065172 Register's Office for Davidson County, Tennessee, dated August 22, 2011 and recorded on August 23, 2011.

Being also known as 2911 12th Ave South, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 17 day of July, 2020.

Paz, Inc, a Tennessee Corporation

By: _____
Norma Paz, President

By: _____
Irma Paz Bernstein, Secretary/Treasurer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Norma Paz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she is President of, Paz, Inc. the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 17 day of July, 2020.

_____
NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Irma Paz Bernstein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that she is Secretary/Treasurer of, Paz, Inc. the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 17 day of July, 2020.

_____
NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

202007220080558

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The actual consideration or value, whichever is greater, for this transfer is $**2,600,000.00**.

Clara Lindner Burn

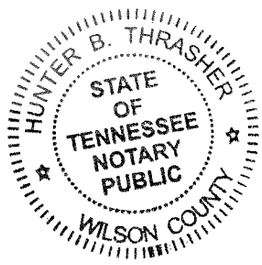
AFFIANT

Sworn to **and subscribed to** before me this 17 day of July, 2020.

Hunter B. Thrasher

NOTARY PUBLIC

My commission expires: 10-26-21



Tennessee Certification of Electronic Document

I, Todd A. Tressler II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Danielle Imbaratto, a notary public for this county and
Notary's Name

state, Todd A. Tressler II, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 10-6-21

NOTARY'S SEAL

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).