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

CRT File No. 200628173

Karen Johnson Davidson County
Batch# 445836 **DEEDWARR**
07/29/2020 12:06:50 PM 2 pgs
Fees: $13.00 Taxes: $1,387.50

20200729-0083462

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $375,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of July, 2020.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner: BBA Commercial Holdings, LLC 1250 SW Railroad Ave, Ste 120A Hammond, LA 70403	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-02-4B-118.00 CO

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, **Jeffrey B. Strite, unmarried and Courtney C. Jenrath, married, as tenants in common** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **BBA Commercial Holdings, LLC**, a **Louisiana Limited Liability Company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. 118 of Bristol West End, a Condominium Development established pursuant to the provisions of the Tennessee Horizontal Property act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, under the Master Deed establishing Bristol West End, a Condominium Development, of record as Instrument No. 20070503-0053313, amended in Instrument No. 20070629-0077729, Instrument No. 20081016-0104201, Instrument No. 20101130-0095113, Instrument No. 20151228-0130187 and Instrument No. 20170316-0025728, in the Register' s Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, said Unit being depicted on Exhibit C to said Master Deed; together with a percentage interest in the common elements set forth in Exhibit "D" to said Master Deed, said Register' s Office.

Being the same property conveyed to DOUGLAS G. JENRATH AND COURTNEY C. JENRATH, HUSBAND AND WIFE, A 1/2 UNDIVIDED INTEREST AND JEFFREY B. STRITE, A 1/2 UNDIVIDED INTEREST , by deed from BRISTOL WEST END VENTURES, INC., A TENNESSEE CORPORATION, of record in Instrument No. 20081014-0103389 , dated October 10, 2008 , said Register's Office.

JEFFREY B. STRITE conveyed his interest to DOUGLAS G. JENRATH AND COURTNEY C. JENRATH, HUSBAND AND WIFE, by deed of record in Instrument No. 20111018-0081124, dated October 12, 2011, said Register's Office.

DOUGLAS G. JENRATH having died on or about March 19, 2015, leaving COURTNEY C. JENRATH as the surviving tenant by the entirety.

COURTNEY C. JENRATH conveyed her interest to JEFFREY B. STRITE and COURTNEY C. JENRATH, AS TENANTS IN COMMON, by deed of record in Instrument No. 20151125-0119417, dated November 23, 2015, 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. 104-02-4B-118.00 CO.

Matters shown on the Plan of record in Instrument No. 20060801-0093560, said Register's Office. Restrictive Covenants contained in instrument of record in Instrument N o . 20050105-0001970, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements , By-Laws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in Master Deed of record in Instrument No. 20070503-0053313, amended in Instrument No. 20070629-0077729, Instrument No. 20081016-0104201, Instrument No. 20101130-0095113 , Instrument No. 20151228-0130187 , Instrument No. 20170316-0025728, and Instrument No. 20181214-0121640, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage , Water Mains and Appurtenances of record in Instrument No. 20040615-0070569, said Register's Office. Storm Water Detention Agreement of record in Instrument No. 20050603-0062976, said Register's Office.

Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL2000-364 and made applicable by Ordinance No. BL2000-476, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.

This is improved property located at 3000 Vanderbilt Place, Unit 118 Nashville TN 37212

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 28th day of July, 2020.

Jeffrey B. Strite by Courtney C. Jenrath, his Attorney-in-Fact

Courtney C. Jenrath

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Courtney C. Jenrath, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Jeffrey B. Strite and that she is authorized by Jeffrey B. Strite to execute this instrument on his behalf.

Witness my hand, at office, this 28th day of July, 2020.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022