THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200829898** ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $800,000.00. Affiant Subscribed and sworn to before me, this 8th day of September, 2020. Notary Public My Commission Expires: ___

Karen Johnson Davidson County
Batch# 475042 DEEDWARR
09/14/2020 10:40:56 AM 2 pgs
Fees: $13.00 Taxes: $2,960.00

20200914-0104369

WARRANTY DEED

Address New Owner: Super 98 Holdings, LLC. c/o Wiles+Taylor & Co., P.C. 900 Division St Nashville, TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118 11 0 093.00

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, **Steven J. Piller and Veronica J. Piller, husband and wife , and Geoffrey Scott Piller, married**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Super 98 Holdings, LLC, a Tennessee 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:

Land in Davidson County, Tennessee, being Lot No. 5 Block F on the Plan of Berry Hill Gardens Sub-Division of record in Plat Book 1130, Page 36, Register's Office for Davidson County, Tennessee.

Said Lot No. 5 of Block F fronts 78.0 feet on the Easterly margin of Dogwood Place and extends back between parallel lines, 125.0 feet to a dead line.

Being the same property conveyed to Steven J. Piller and Veronica J. Piller, husband and wife and Geoffrey Scott Piller, by Warranty Deed from Gregg Rubin and wife, Heidi Rubin, of record in Instrument No. 20120712-0061317, in the Register's Office of Davidson County, Tennessee, dated June 25, 2012 and recorded on July 12, 2012.

Steven J. Piller and Steven Piller are one in the same.

Veronica J. Piller and Veronica Piller are one in the same.

Said property was never the primary marital residence of Grantor Geoffrey Scott Piller.

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.

County of DAVIDSON taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Berry Hill Gardens Sub-Division, as recorded in Plat Book 1130, Page(s) 36.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1165, Page 627.

This is improved property located at 2824 Dogwood Place Nashville TN 37204

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 8th day of September, 2020.

Geoffrey Scott Piller

STEVEN PILLER BY:
Steven Piller
By: Geoffrey S. Piller, Attorney in Fact ATTORNEY IN FACT

VERONICA PILLER BY:
Veronica Piller
By: Geoffrey S. Piller, Attorney in Fact ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Geoffrey S. Piller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Steven Piller and Veronica Piller and that she is authorized by Steven Piller and Veronica Piller to execute this instrument on their behalf.

WITNESS my hand, at office, this 8th day of September, 2020.

Notary Public

