BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 476367 **DEEDWARR**
09/16/2020 09:05:22 AM 2 pgs
Fees: $13.00 Taxes: $777.00

20200916-0105537

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$210,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF September 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CRYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires August 30, 2021

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John Phillip Batliner and Cindy Kay Batliner	**SAME**	
(NAME)	(NAME)	
24420 Buckingham Way		059-05-0-036.00
(ADDRESS)	(ADDRESS)	
Port Charlotte, FL 33980		
(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, **GIRL TRIBE VENTURES, LLC, A LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN PHILLIP BATLINER AND CINDY KAY BATLINER, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 93 on the Plan of Buena Vista Estates, Section 3 of record in Plat Book 4175, Page 139, in the 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 Girl Tribe Ventures, LLC, a limited liability company by Warranty Deed dated June 05, 2020 from Music City Financial, LLC, a Texas Limited Liability Company, of record in Instrument No. 20200619-0065411, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 4141 Boyd Drive, Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 10 day of September, 2020

GIRL TRIBE VENTURES, LLC

BY: Daphne D. Larkin

DAPHNE D. LARKIN, SOLE MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public, personally appeared Daphne D. Larkin, with whom I am personally acquainted and who, upon oath, acknowledged herself to be Sole Member of Girl Tribe Ventures, LLC, the within named bargainor, a limited liability company, and that she as Sole Member executed the foregoing instrument for the purpose therein contained by personally signing the name of the limited liability company as Sole Member.

Witness my hand and official seal this 10th day of September, 2020.

Commission expires:

Notary Public

KELLIE MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 12-02-2023