THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200930139** HOLLY DEES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $350,000.00. KCM Affiant Subscribed and sworn to before me, this 7th day of October, 2020. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Bell Group, LLC c/o Brentwood Blind Co 5133 Harding Pk Ste 133 Nashville, TN 37205	Send Tax Bills To: New Owner Karen Johnson Davidson County Batch# 491899 DEEDWARR 10/08/2020 09:46:14 AM 2 pgs Fees: $13.00 Taxes: $1,295.00 20201008-0116939	Tax Information: Tax Parcel ID No. 060 13 0 010.00 060 13 0 011.00 060 13 0 012.00 060 13 0 013.00 060 13 0 014.00 060 13 0 015.00

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, **John Faulkner** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bell Group, 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 Lots No. 2, 3, 4, 5, 6 and 7 on the Map J.B. Haynies Dudley Belle Plan of record in Plat Book 57, Page 167, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

A Portion of an Alley closed by Ordinance No. BL2001-833, filed with Metropolitan County Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to John Faulkner, by Quitclaim Deed from Michael King, a Single Man, of record in Instrument No. 20190719-0071164, in the Register's Office of Davidson County, Tennessee, dated July 12, 2019 and recorded on July 19, 2019. Said property was never the marital residence of Grantor.

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.

Taxes for the year 2020 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of J.B. Haynies Dudley Belle Plan, as recorded in Plat Book 57, Page(s) 167.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20190628-0063147.

This is improved property located at 427-437 Haynie Avenue Nashville TN 37207

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 7th day of October, 2020.

John Faulkner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John Faulkner, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of October, 2020.

Notary Public
My Commission Expires: _____

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 8, 2023