Karen Johnson Davidson County
Batch# 491910 DEEDWARR
10/08/2020 09:59:30 AM 3 pgs
Fees: $18.00 Taxes: $4,409.66
20201008-0116953

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** JULIE BAILEY NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 02, 2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,191,800.00 Emily Dudley Affiant Subscribed and sworn to before me, this 6th day of October, 2020. Julie Bailey Notary Public My Commission Expires: 9-2-2024

WARRANTY DEED

Address New Owner: V3 Concert Finance LLC 1625 Broadway, Suite 800 Denver, CO 80202	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 117-09-0-124.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **AMANDA HOFFMAN AND JOHN B. HOFFMAN, WIFE AND HUSBAND** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **V3 CONCERT FINANCE, LLC, A COLORADO LIMITED LIABILITY COMPANY** ("Grantee"), 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. 8, as shown on the map entitled Plan of Blackberry Hollow, Section III, of record in Book 6250, page 200, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to AMANDA HOFFMAN AND JOHN B. HOFFMAN, WIFE AND HUSBAND, by deed from JOHN DAVID FITZGERALD JR. AND MARY DALE FITZGERALD, HUSBAND AND WIFE, of record as Instrument No. 20180621-0060163, dated June 21, 2018, said Register's Office.

This is improved property commonly known as: **3704 Sycamore Lane, Nashville, TN 37215**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, 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, Grantors have executed this instrument on this 6th day of October, 2020.

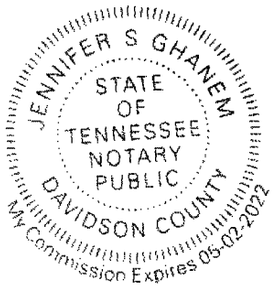
Amanda Hoffman
AMANDA HOFFMAN

JOHN B. HOFFMAN

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **AMANDA HOFFMAN AND JOHN B. HOFFMAN, WIFE AND HUSBAND,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 6th day of October, 2020.



Notary Public
My Commission Expires: _____

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022