WARRANTY DEED

Karen Johnson Davidson County
Batch# 520973 **DEEDWARR**
11/25/2020 08:42:16 AM 2 pgs
Fees: $13.00 Taxes: $333.00

20201125-0138193

J-SB-PS-20-1737

RYAN TERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Superior Capital LLC	**New Owner**	
(NAME) **116 Wilson Park Circle Ste. 102**	(NAME)	**81-11-82.00**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LES LAZARUS AND DHB R LLC,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SUPERIOR CAPITAL LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Northerly part of the Easterly part of Lot No. 262 and the Southerly part of the Easterly part of Lot No. 263 on the Map of the Subdivision of Lot No. 5 of the Bosleys Lands allotted to J. M. Harding, as of record in Book 38, Page 431, Register's Office for said County, also being part of Lot No(s). 3 and 4, on the Plat of Catos's Subdivision of part of Lot No(s). 260 and 264 in JH. M. Harding's Addition, as of record in Book 547, Page 17, Register's Office for said County, described as follows:

Beginning on the Westerly margin of Dr. D. B. Todd, Jr., Boulevard, formerly 18th Avenue North at the Southeast corner of the property conveyed to A. L. Allen and wife, by deed from Thelma Gregory of record in Book 1571, Page 80, said Register's Office, thence with Allen's Southerly line Westwardly 128.9 feet to the Easterly margin of an alley; thence Southwardly 37.5 feet, thence Eastwardly 135 feet to the Westerly margin of said Boulevard, thence with said Avenue Northwardly 41.3 feet to the beginning.
Propeerty Known as: 1737 Dr.DB.Todd Blvd, Nashville, TN 37208.

Being the same property conveyed to Les Lazarus by Substitute Trustee's Deed from Recontrust Company, N.A., Substitute Trustee, recorded February 20, 2013 in Instrument No. 20130220-0016755, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Les Lazarus and DB R, LLC by Quitclaim Deed from Les Lazarus, recorded in Instrument No 20201125-0138192 Register's Office for Davidson County , Tennessee.

**Said property is not the primary residence of Les Lazarus.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 17, Register's Office for Davidson County, Tennessee.
- All matters set out in Metro Ordinance No. 081-783.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1737 Dr. DB Todd Jr. Blvd, Nashville, Tennessee 37208**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a gooc 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 GRANTEE(S), 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/our hand(s) this the 20th DAY OF NOVEMBER, 2020.

Les Lazarus

DHB R LLC

BY: _____

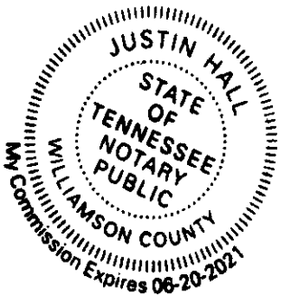
Dan Heichelbech
Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LES LAZARUS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th of November, 2020.

Notary Public
My Commission Expires: _____
(SEAL)

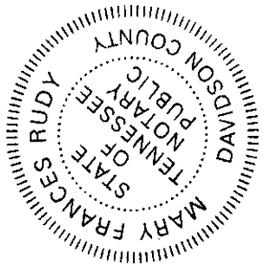


STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAN HEICHELBECH, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the MEMBER of DHB R LLC the within named bargainor, a limited liability company, and that he/she as such MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 20th of November, 2020.

Notary Public
My Commission Expires: 1-3-22
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212