THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

Karen Johnson Davidson County
Batch# 523189 DEEDWARR
12/02/2020 07:45:30 AM 3 pgs
Fees: $18.00 Taxes: $12,117.50
20201202-0139687

ADDRESS NEW OWNER
James A. Fraser and Annie
O. Fraser, Trustees
20 Rutledge St.
Apt. 511
Nashville, TN 37210

SEND TAX BILLS TO
New owner

MAP/PARCEL
118-02-2B-001.00CO
118-02-2B-002.00CO
118-02-2B-003.00CO
118-02-2B-004.00CO
118-02-2B-005.00CO
118-02-2B-006.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **6 ON BILOXI, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** ("Grantor" herein), have bargained and sold, and do hereby bargain sell, transfer, convey, and confirm unto **JAMES A. FRASER AND ANNIE O. FRASER, AS TRUSTEES OF THE JAMES A. FRASER & ANNIE O. FRASER FAMILY TRUST DATED AUGUST 8, 2006** ("Grantees" herein), their successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson County, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit Nos. 1, 2, 3, 4, 5 and 6, as shown on the plan entitled Declaration of Covenants Conditions and Restrictions for 6 on Biloxi of record in Instrument No. 20160817-0085700 and amended in Instrument No. 20200624-0068054, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to 6 ON BILOXI, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by deed from CADENCE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20171003-0101227, dated October 2, 2017, said Register's Office.

This is improved property known as: 2701, 2703, 2705, 2707, 2709, and 2711 Biloxi Avenue, Nashville, TN 37204.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEES, their successors and assigns, forever. And GRANTOR does covenant with said GRANTEES that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind itself, its assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons. The conveyance herein is subject to 2020 real property taxes and any easements, covenants and restrictions of record.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hands as of this 20th day of November, 2020.

6 ON BILOXI, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: WILLIAM WIGGS THOMPSON, IV
ITS: CHIEF MANAGER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared WILLIAM WIGGS THOMPSON, IV, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the CHIEF MANAGER OF 6 ON BILOXI, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, the within named bargainor, and that he as such CHIEF MANAGER, being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and seal at Nashville, TN, this 20th day of November, 2020.

Notary Public

My Commission Expires: 9/7/24

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$3,275,000.00.**

Sworn to and subscribed before me this 23rd day November, 2020.

Notary Public

My Commission Expires: 9/7/24

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

True Copy Certification

I, **PAUL F. SOPER**, 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 TENNESSEE

County of DAVIDSON

Personally appeared before me, **TRICIA BALL**, a notary public for this county and state, Paul F. Soper 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: 9/7/2021

Notary Seal (if on paper)

