Register Return to: 20-1-751
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 525063 DEEDWARR
12/07/2020 11:18:53 AM 4 pgs
Fees: $23.00 Taxes: $3,700.00
20201207-0141648

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 4 day of December, 2020 by and between F & F Real Estate Management LLC, a Tennessee limited liability company, hereinafter referred to as GRANTOR, and iGolf Properties, LLC, a Tennessee limited liability company, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

TRACT ONE: 4301 Alabama Avenue, Nashville, TN 37209 MAP & PARCEL: 09112017700

Land in Davidson County, Tennessee, being Lots Nos. 202 and 204 of Block 20, Plat No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

THIS CONVEYANCE IS FURTHER SUBJECT TO, a perpetual and exclusive easement described in Book 10849, page 767, Register's Office for Davidson County, Tennessee (the "Easement") for the erection, repair and maintenance of an outdoor advertising or "billboard" sign (hereinafter the "Sign") on the below described portion of the above described property, to wit:

Land in Davidson County, Tennessee, being a portion of Lot No. 202 (hereinafter "Lot 202") of Block 20, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee described as commencing at the northeastern corner of Lot 202; thence southerly along the western margin of 43rd Avenue North, South 2 deg. 38' 50" East, a distance of 7.50 feet to the TRUE POINT OF BEGINNING; thence, South 88 deg. 00' 00" West, a distance of 10.0 feet to a point; thence South 2 deg. 38' 50" East, a distance of 52.5 feet to a point; thence, North 88 deg. 00' 00" East, a distance of 10.0 feet to a point in the Western margin of 43rd Avenue North; thence, northerly along the Western margin of 43rd Avenue North, North 2 deg. 38' 50" West, a distance of 52.5 feet to the TRUE POINT OF BEGINNING. The area described in this paragraph being hereinafter referred to as the "Easement Area".

Being the same property conveyed to F & F Real Estate Management, LLC, a Tennessee limited liability company, by Quitclaim Deed, from Stuart Fisher and wife, Candace Fisher, and Alan Flowers and wife, Lisa Flowers, dated September 19, 1998, recorded October 16, 1998, of record in Book 11159, page 413, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Stuart Fisher and wife, Candace Fisher, as to a Fifty (50%) percent undivided interest, as tenants by the entirety, and Alan Flowers and wife, Lisa Flowers, as to a Fifty (50%) percent undivided interest, as tenants by the entirety, dated March 20, 1998, recorded March 23, 1998, of record in Book 10849, page 767, Register's Office for Davidson County, Tennessee.

TRACT TWO: 4303 Alabama Avenue, Nashville, TN 37209 MAP & PARCEL: 09112017600

Land in Davidson County, Tennessee, being Lots Nos. 206 and 208 of Block 20, Plat No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to F & F Real Estate Management, LLC, a Tennessee limited liability company, by Quitclaim Deed, from Stuart Fisher and wife, Candace Fisher, and Alan Flowers and wife, Lisa Flowers, dated September 19, 1998, recorded October 16, 1998, of record in Book 11159, page 411, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Stuart Fisher and wife, Candace Fisher, as to a Fifty (50%) percent undivided interest, as tenants by the entirety, and Alan Flowers and wife, Lisa Flowers, as to a Fifty (50%) percent undivided interest, as tenants by the entirety, dated March 20, 1998, recorded March 23, 1998, of record in Book 10849, page 764, Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 4301 & 4303 Alabama Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

F & F Real Estate Management, LLC

By: Alan Flowers
Alan Flowers, Member

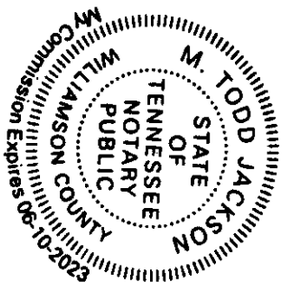
By: Stuart Fisher
Stuart Fisher, Member

LIMITED LIABILITY COMPANY
STATE OF TENNESSEE
COUNTY OF Williamson

Before me, M. Todd Jackson, a Notary Public of said State and County aforesaid, personally appeared **Alan Flowers,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **Member** of **F & F Real Estate Management, 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, by signing the name of the limited liability company by himself (or herself) as **Member**.

Witness my hand and seal, at office in Franklin, this the 4 day of December, 2020.

Notary Public
My Commission Expires: 6-10-23

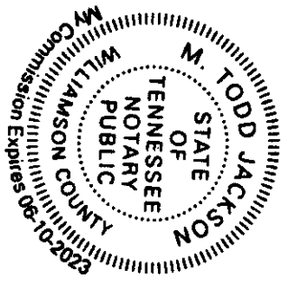


LIMITED LIABILITY COMPANY
STATE OF TENNESSEE
COUNTY OF Williamson

Before me, M. Todd Jackson, a Notary Public of said State and County aforesaid, personally appeared **Alan Flowers,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **Member** of **F & F Real Estate Management, 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, by signing the name of the limited liability company by himself (or herself) as **Member**.

Witness my hand and seal, at office in Franklin, this the 4 day of December, 2020.

Notary Public
My Commission Expires: 6-10-23



Name and Address of Property Owner:
iGolf Properties, LLC
1108 Brick Church Pike
Nashville, TN 37207
Send Tax Statements to:

Same

M&Ps: 09112017700 & 09112017600

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $1,000,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 4 day of December, 2020.

Notary Public

My Commission Expires: 6-10-23

M. TODD JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-10-2023

RETURN TO:

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Franklin, TN 37067
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