Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $838,219.99.

Affiant

Subscribed and sworn to before me this 1st day of December, 2020.

Notary Public
My Commission Expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 538539 DEEDWARR
12/21/2020 08:22:30 AM 3 pgs
Fees: $18.00 Taxes: $3,101.41
20201221-0150675

2020-676

Address of New Owner:	Send Tax Bills to:	Tax Information:
Melanie Lambert & Daniel Lambert, Trustees		
4018B Woodmont Boulevard	New Owner	116-08-1D-001.00-CO
Nashville, TN, 37205		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

BRG, LLC, a Tennessee limited liability company,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Daniel Lambert and Melanie Lambert, Trustees, or Their Successors in Trust, of the Lambert Living Trust, dated June 3, 2019 and any amendments thereto,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit A of 4018 A and B Woodmont Boulevard, a Horizontal Property Regime with Private Elements as established by Declaration of Covenants, Conditions and Restrictions for 4018 A and B Woodmont Boulevard, a Horizontal Property Regime with Private Elements, as shown on plat of record in Instrument No. 20200204-0013123, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being a portion of the same property conveyed to BRG, LLC, a Tennessee limited liability company by Warranty Deed from James T. Baker, Jr., an unmarried man of record in Instrument No. 20200115-0005543 Register's Office for Davidson County, Tennessee, dated December 30, 2019 and recorded on January 15, 2020.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **4018B Woodmont Boulevard, Nashville, TN 37205.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good 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 GRANTEES, 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 our hands this 1st day of December, 2020.

BRG, LLC

Billy Jenkins, Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Billy Jenkins, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Sole Member of BRG, LLC, a Tennessee limited liability company, and that he is authorized by BRG, LLC to execute this instrument on its behalf.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of December, 2020.

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public – D. Shayne Adair
My Commission Expires: 06/13/2022

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021