RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 543516 DEEDWARR
12/30/2020 08:23:30 AM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20201230-0154506

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $400,000.00.

Affiant

Sworn to and subscribed before me this 28 day of December, 2020.

Notary Public

My Commission Expires: 3/8/2021

CARRIE CALLAHAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AGL-20-955 BN

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Build Nashville, LLC 601 44th Ave. N. Nashville, TN 37209	New Owner(s)	118-09-0-205.00

This Indenture is made on the 28th day of December, 2020 by and between **TRY PROPERTIES, a Tennessee general partnership** ("Grantor"), and **BUILD NASHVILLE, LLC, a Tennessee limited liability company** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 13 on the Plan of Woodmont Boulevard, Section of Marengo Park. as of record in Book 1130, Page 2, Register's Office for said County.

Said Lot No. 13 fronts 75 feet on the Northerly side of Draughon Avenue and runs back 181.4 feet on the Easterly line and 184.2 feet on the Westerly line to a dead line, measuring 75 feet thereon.

Being the same property conveyed to Try Properties, a Tennessee general partnership, by Warranty Deed from Win Myint, unmarried, of record in Instrument No. 20181121-0114671, in the Register's Office for Davidson County, Tennessee, dated November 16, 2018 and recorded on November 21, 2018.

This is improved property known as 955 Draughon Ave., Nashville, TN 37204.

This conveyance is being made subject to:

1. Any and all applicable zoning and/or setback requirements.

2. Taxes for the year 2021 and subsequent years, a lien not yet due and payable.

3. All matters shown on the Plan of record in Plat Book 1130, Page 2, Register's Office for Davidson County, Tennessee.

4. Easement of record in Book 1113, Page 296, in the Register's Office for Davidson County, Tennessee.

5. Shared Driveway Agreement of record in Book 8180, Page 773, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the date first above written.

GRANTOR:

TRY PROPERTIES, a Tennessee general partnership

By: TRY MANAGEMENT, LLC, a
Tennessee limited liability company
Its: Managing General Partner

By: Susan R. Bowling
Name: Susan R. Bowling
Its: Sole Member

By: Susan R. Bowling
Name: Susan R. Bowling, Trustee of The Michael Raymond Bowling 1999 Vested Trust
Its: General Partner

By: Susan R. Bowling
Name: Susan R. Bowling
Its: General Partner

By: Susan R. Bowling
Name: Susan R. Bowling, Trustee of The Laura Renae Bowling 1999 Vested Trust
Its: General Partner

By: Raymond W. Bowling
Name: Raymond W. Bowling, Trustee of The Rachel Leigh Bowling 2005 Vested Trust
Its: General Partner

By: Raymond W. Bowling
Name: Raymond W. Bowling
Its: General Partner

[Notary acknowledgements on next page;
the remainder of this page intentionally left blank]

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned notary public for the aforesaid State and County, SUSAN R. BOWLING, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is (i) the Sole Member of Try Management, LLC, a Tennessee limited liability company, the Managing General Partner of Try Properties, a Tennessee general partnership; (ii) Trustee of The Laura Renae Bowling 1999 Vested Trust, a General Partner of Try Properties, a Tennessee general partnership; (iii) Trustee of The Michael Raymond Bowling 1999 Vested Trust, a General Partner of Try Properties, a Tennessee general partnership; and (iv) a General Partner of Try Properties, a Tennessee general partnership, and that such person is authorized and empowered to execute this instrument in such capacities and on behalf of such entities.

Witness my hand, at office, this 28th day of December, 2020.

Notary Public

My Commission Expires: 2-28-2023

RYAN P. GARDNER STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned notary public for the aforesaid State and County, RAYMOND W. BOWLING, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is (i) Trustee of The Rachel Leigh Bowling 2005 Vested Trust, a General Partner of Try Properties, a Tennessee general partnership; and (ii) a General Partner of Try Properties, a Tennessee general partnership, and that such person is authorized and empowered to execute this instrument in such capacities and on behalf of such entities.

Witness my hand, at office, this 28th day of December, 2020.

Notary Public

My Commission Expires: 2-28-2023

RYAN P. GARDNER STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Adam G. LaFevor, do hereby make oath that I am 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.

Adam G. LaFevor

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a notary public for the above referenced county and state, Adam G. LaFevor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 5/9/23
NOTARY'S SEAL

