WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30 DAY OF DECEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 03/07/2023

(AFFIX SEAL)

WILLIAM E. GRONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

A-EH-20-1601

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 549438 **DEEDWARR**
01/07/2021 12:05:19 PM 2 pgs
Fees: $13.00 Taxes: $925.00

20210107-0003394

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Bolder Development, LLC	**New Owner**	
(NAME)	(NAME)	**072-16-0-107.00**
3057 Nutley St Suite 621		
(ADDRESS)	(ADDRESS)	
Fairfax, VA 22031		
(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, **HENSLEY GROUP, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BOLDER DEVELOPMENT, LLC, A DELAWARE 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 Units A and B, 1601 Tammany Drive, as shown in the Declaration of Covenants, Conditions and Restrictions for 1601 Tammany Drive, a Horizontal Property Regime with Private Elements of record in Instrument No. 20210107-0003393 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hensley Group, LLC, a Tennessee Limited Liability Company by deed from Daryl Heath, Luella Heath and Susan R. McCarter of record in Instrument No. 20201015-0120228, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for 2021 and subsequent years a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page 3, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2091, Page 517, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenants for detached Structure of record in Instrument Number 20180314-0023875, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1601 Tammany Drive, Nashville, Tennessee 37206**.

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 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 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 30 DAY OF DECEMBER, 2020.

Hensley Group, LLC

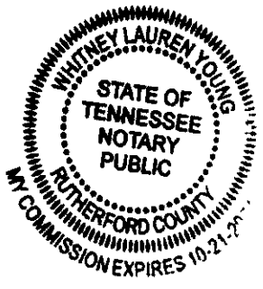
BY: _____
Michael Eric Hensley
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL ERIC HENSLEY, 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 SOLE MEMBER of HENSLEY GROUP, LLC the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st of December, 2020.

_____
Notary Public
My Commission Expires: 10/21/24
(SEAL)



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