Karen Johnson Davidson County
Batch# 558441 DEEDWARR
01/21/2021 10:44:30 AM 5 pgs
Fees: $28.00 Taxes: $2,867.50
20210121-0009133

GENERAL WARRANTY DEED

This Instrument Was Prepared By:
Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027

Address New Owner:	Send Tax Bills To:	Map/Parcel:
DMD Hospitality Oz Fund, LLC 402 Treemont Drive Clarksville, TN 37043	**New Owner**	**105-01-0W-001.00 CO**

State of Tennessee
County of Davidson

The actual consideration or value for this transfer, whichever is greater, is **$775,000.00**

Andrea P. Perry
Affiant

Sworn to and subscribed before me this 19th day of January, 2021.

SHERRYL SANDERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 5, 2021

Sherryl L. Sanders
Notary Public

My commission expires: 7-5-2021

For and in consideration the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the Grantees, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **DANIEL BURTON, UNMARRIED** (collectively, the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **DMD HOSPITALITY OZ FUND, LLC, A TENNESSEE LIMITED LIABILITY COMPANY** (the "Grantee"), their successors and assigns, certain real estate in Davidson County, Tennessee, as described on **Exhibit A** attached hereto which is incorporated herein.

This is improved property known as **1213A Tremont Street, Nashville, TN 37212.**

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, his successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, and has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his successors 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.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 19th day of January 2021.

GRANTOR:

Daniel Burton

State of Tennessee
County of Williamson

On this 19 day of January, 2021, before me personally appeared Daniel Burton to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her free act and deed.

Witness ~~my hand and official~~ seal on this 19 day of January, 2021.

Notary Public
My Commission Expires: 10.26-24

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Unit "A", on the Horizontal Property Regime for 1213 Tremont Homeowners Association, as established in the Declaration of Covenants, Conditions and Restrictions, of record in Instrument No. 20160121-0006275, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description.

Being a portion of the same property conveyed to MARK LYNN, by deed from FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, of record in Instrument No. 20141126-0109343, dated November 26, 2014, said Register's Office.

Further being a portion of the same property conveyed to DANIEL BURTON, MARRIED, a one half (1/2) undivided interest, by quitclaim deed from MARK LYNN, MARRIED, of record in Instrument No. 20150226-0016545, dated February 25, said Register's Office.

Further being the same property conveyed to DANIEL BURTON, UNMARRIED by quitclaim deed from MARK LYNN, MARRIED, of record in Instrument No. 20171218-0128687, dated December 15, 2017, said Register's Office.

Exhibit B

Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years.

2. Matters shown on the Plan of record in Plat Book 21, page 83, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements, By-Laws and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20160121-0006275, said Register's Office.

Certificate of Authenticity

I, Jack F. Stringham II, 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, the undersigned, a notary public for this county and state, Jack F. Stringham II, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sheryl L. Sanders
Notary's Signature

My Commission Expires: July 5, 2021

Notary's Seal (If on paper)

