BOX 10-A

THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P20-28721 Karen Johnson Davidson County Batch# 564823 **DEEDWARR** 02/01/2021 09:24:31 AM 2 pgs Fees: $13.00 Taxes: $15,725.00 20210201-0013894	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 4,250,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January 2021. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

KATHY SNIDER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN. My Commission Expires May 2, 2022

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
2306 Golf Club Lane, LLC	2306 Golf Club Lane, LLC	MAP
133 North Jefferson Street, 4th Floor	133 North Jefferson Street, 4th Floor	PARCEL 117-06-0-011.00
Chicago, IL 60661	Chicago, IL 60661	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Katherine Read Ezell, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **2306 Golf Club Lane, LLC**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of Samuel Watkins, of record in Book 57, Page 16, Register's Office for said County, described as follows:

Beginning at a point in the Northerly margin of Golf Club Lane, said point being 175 feet Westwardly from the Northwest corner of the intersection of Golf Club Lane and 23rd Avenue South; thence Westwardly along the Northerly margin of Golf Club Lane 300 feet to a point; thence leaving said Golf Club Lane, North 3 1/2 degrees East 345 feet to a point; thence South 86 1/2 degrees East 300 feet to a point; thence South 3 1/2 degrees West along part of the Westerly boundary of Lot No. 7, Block 9, Stokes Tract of record in Book 974, Page 24, Register's Office for Davidson County, Tennessee, and along the Westerly line of the land conveyed to Robert H. Edwards and wife, Betsy Edwards, by deed from Kirkland W. Todd, Jr. and wife, Adrienne H. Todd, of record in Book 4260, Page 182, Register's Office for Davidson County, Tennessee, 345 feet to the point of beginning.

Being the same property conveyed to Steven D. Ezell and wife, Katherine Read Ezell by Warranty deed from Clarence D. Walling, Jr. of record in Book 6931, page 761, Register's Office for Davidson County, Tennessee, dated July 25, 1986 and recorded on July 29, 1986.

Being the same property conveyed to Katherine Read Ezell by Quitclaim deed from Steven D. Ezell of record in Instrument No. 20100412-0027424 Register's Office for Davidson County, Tennessee, dated March 23, 2010 and recorded on April 12, 2010.

Steven Ezell, joins in this conveyance to convey any and all marital interest he may have in subject property as the spouse of Katherine Read Ezell.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **2306 Golf Club Lane, Nashville, TN 37215.**

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 hand(s) this the 29th day of January, 2021.

Katherine Read Ezell

Steven Ezell

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 **Katherine Read Ezell** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 29th day of January, 2021.

My Commission expires: Jan 8, 2024

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSE

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 **Steven Ezell** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 29th day of January, 2021.

My Commission expires: Jan 8, 2024

Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSE