WARRANTY DEED

Karen Johnson Davidson County
Batch# 564899 DEEDWARR
02/01/2021 10:16:21 AM 3 pgs
Fees: $18.00 Taxes: $3,089.50

20210201-0013987

STATE OF ~~CALIFORNIA~~ Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $835,000.00.

Bradley Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JANUARY, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY Expires JULY 9, 2021 JEFFREY M. GRISSIM My Commission

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brian Courtney and Bradley Williams	Brian Courtney and Bradley Williams	Parcel ID: 118 13 0 146.00
(NAME) 946 Caldwell Lane	(NAME)	
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **James Robbins, Trustee, and his successors in trust, of the 522 4th Avenue Trust dated July 8, 2016**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brian Courtney and Bradley Williams**, 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. 33, on the Plan of the Country Property of N.A. McNairy, deceased, of record in Minute Book "E" Pages 564 and 565, and Plan Book 1, Page 29, Chancery Court at Nashville, Tennessee, and being part of Lot No. 9 of the Plan of Caldwell Lane Subdivision, unrecorded described according to a copy of a survey made June 08, 1954, by James A. Hamilton, Jr., as follows:

Beginning on the Westerly margin of Bates Drive at a point 202 feet Northerly from the Northeast corner of Lot No. 107, on the Plan of Rolling Meadows, of record in Book 1424, Pages 98 and 99, Register's Office for Davidson County, Tennessee; thence, with the Westerly margin of Bates Drive and North 2 degrees 55 minutes East 223 feet to the Northeasterly corner of said Lot No. 9 and on the Southerly margin of Caldwell Lane; thence with the Southerly margin of Caldwell Lane, North 85 degrees 45 minutes West 200 feet to the Northwesterly corner of said Lot No. 9; thence, with the Westerly line of said Lot No. 9 and along the Easterly border of the old Morrow Property, South 2 degrees 49 minutes West 233.7 feet; thence South 85 degrees 45 minutes East 32.35 feet; thence North 2 degrees 55 minutes East 10.7 feet; thence South 85 degrees 45 minutes East 167.4 feet to the beginning;

Included in the above description but excluded from this conveyance is a tract of land described as follows:

Beginning on the Westerly margin of Bates Drive, at a point 202 feet Northerly from the Northeast corner of Lot No. 107 on the Plan of Rolling Meadows, of record in Book 1424, Pages 98 and 99, Register's Office for Davidson County, Tennessee; thence with the Westerly margin of Bates Drive, North 2 degrees 55 minutes East 223 feet to the Northeasterly corner of said Lot No. 9 and the Southerly margin of Caldwell Lane; thence, with the Southerly margin of Caldwell Lane, North 85 degrees 45 minutes West 90 feet; thence South 2 degrees 55 minutes West 223 feet; thence, South 85 degrees 45 minutes East 90 feet to the point of the beginning, being Northeasterly 90 feet by 223 feet of Lot No. 9.

Being the same property conveyed to James Robbins, Trustee, and his successors in trust, of the 522 4th Avenue Trust dated July 08, 2016, by Quitclaim Deed from 522 4th Ave S, LLC, a Tennessee limited liability company, of record in Instrument No. 20201207-0141581, in the Register's Office of Davidson County, Tennessee, dated November 25, 2020 and recorded on December 07, 2020.

Being the same property conveyed to James Robbins, Trustee, and his successors in trust, of the 522 4th Avenue Trust dated July 08, 2016, by Quitclaim Deed from 522 4th Ave S, LLC, a Tennessee limited liability company, of record in Instrument No. 20201204-0141211, in the Register's Office of Davidson County, Tennessee, dated November 25, 2020 and recorded on December 04, 2020.

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Being the same property conveyed to 522 4th Ave S, LLC, a Tennessee limited liability company, by Quitclaim Deed from Jim Darby, of record in Instrument No. 20190401-0028897, in the Register's Office of Davidson County, Tennessee, dated March 21, 2019 and recorded on April 01, 2019.

Being the same property conveyed to Jim Darby, by Quitclaim Deed from 522 4th Ave S, LLC, a Tennessee limited liability company, of record in Instrument No. 20190130-0008888, in the Register's Office of Davidson County, Tennessee, dated January 29, 2019 and recorded on January 30, 2019.

Being the same property conveyed to 522 4th Ave S, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Carole Ottaway Beasley, Unmarried, of record in Instrument No. 20180626-0061564, in the Register's Office of Davidson County, Tennessee, dated June 25, 2018 and recorded on June 26, 2018.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 946 Caldwell Lane, Nashville, TN 37204

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 28th day of January 2021.

James Robbins, Manager of the 522 4th Avenue S, LLC

BY: _____

James Robbins, Manager

James Robbins, Trustee of the 522 4th Avenue Trust dated July 8, 2016

BY: _____

James Robbins, Trustee

STATE OF California

COUNTY OF San Diego

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared James Robbin, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oaths acknowledged himself to be the Manager of the 522 4th Avenue S, LLC,the within named bargainor, and that they as such Manager, being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of January, 2021.

Ramona Khyrolomoor
Notary Public

My Commission Expires: Oct 31/2022

(SEAL)

RAMONA KHYROLOMOOR
COMM. #2260937
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
My Commission Expires
OCTOBER 31, 2022

STATE OF California

COUNTY OF San Diego

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared James Robbin, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oaths acknowledged himself to be the Trustee of the 522 4th Avenue Trust dated July 8, 2016, the within named bargainor, and that they as such Trustees being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the ~~5th~~ 28th day of ~~February~~ January, 2021.
R.K. R.K.

Ramona Khyrolomoor
Notary Public

My Commission Expires: Oct 31/2022

(SEAL)

RAMONA KHYROLOMOOR
COMM. #2260937
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
My Commission Expires
OCTOBER 31, 2022