THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 201131800** Karen Johnson Davidson County Batch# 568954 **DEEDWARR** 02/05/2021 10:13:25 AM 2 pgs Fees: $13.00 Taxes: $3,885.00 20210205-0016821	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,050,000.00. Affiant Subscribed and sworn to before me, this 27th day of January, 2021. Notary Public My Commission Expires:

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner: 16th Avenue, LLC 108 Mayberry Court Franklin, TN 37064	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. p/o 104 08 0 327.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Groveland Investment Group, a Tennessee general partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **16th Avenue, LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Being Lots 1 on the Final Plat for the Re-subdivision of parts of Lots 47 and 54 on the Plan of O.B. Hayes Rokeby Subdivision recorded as Instrument Number 20201006-0115875, reference to which is hereby made for a more complete and detailed description.

Being the same property conveyed to GROVELAND INVESTMENT GROUP, a Tennessee general partnership, by Special Warranty Deed from DISMAS, INC., a Tennessee nonprofit corporation of record in Instrument Number 20170602-0055406, in the Register's Office for Davidson County, Tennessee, dated June 2, 2017 and recorded June 2, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 0. B. Hayes Rokeby Addition Resubdivision of Lots 47 & 54, as recorded in Plat Book Instrument No. 20201006-0115875, Page(s).

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 0. B. Hayes Rokeby Addition, as recorded in Plat Book 21, Page(s) 87.

This is improved property located at 1511 16th Avenue South Nashville TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of January, 2021.

Groveland Investment Group, a Tennessee general partnership

BY: Daniel C. Stephen, Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Daniel C. Stephen, with whom I am personally acquainted, and who acknowledged himself to be the Partner of Groveland Investment Group, a Tennessee general partnership, the within named bargainer, and that he as such Partner, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Partner.

Witness my hand, at office, this 27th day of January, 2021.

Notary Public
My Commission Expires: _____

