WARRANTY DEED

ADAM JEFFERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-03-2021

J-SB-AG-21-1616

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $365,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Caleb Schwinn	**First Horizon Bank**	
(NAME)	(NAME)	**81-15-195.00**
1616 Dr DB Todd Jr Blvd	**PO Box 7171**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	**Little Rock, AR 72223**	
(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, **BRITE SOLUTIONS, INC., A TENNESSEE CORPORATION,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN CALEB SCHWINN, A SINGLE MAN,** 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 the southerly 52 feet of Lot No. 405 on the Plan of McGavock, Wetmore and Other's Second Addition, called the Addition to the Town of McGavock, of record in Plat Book 21, Page 41, Register's Office for said County.

Said part of Lot No. 45 fronts 52 feet on the easterly side of 18th Avenue North, formerly Line or Salem Street and runs back 271 feet, more or less, on the northerly line and 283 feet on the southerly line to an alley, measuring 52 feet thereon.

Being the same property conveyed to Brite Solutions, Inc. by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, recorded March 30, 2020 in Instrument No. 20200330-0033970, Register's Office for Davidson County, Tennessee.

Address knows as 1616 Dr. DB Todd Blvd Nashville, TN 37208

This conveyance is subject to:

- Subject to all matters shown on the Plan of record in Plat Book 21, Page 41, Register's Office for Davidson County, Tennessee.
- Taxes for 2021 and subsequent years, a lien not yet due and payable.
- Agreement for Dedication of Public Right of Way of record in Instrument No. 20200813-0090383, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenants, conditions or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

- NOTE: ALTA 8.1 and ALTA 9 Endorsements will be issued with final title policy.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1616 Dr DB Todd Jr Blvd, Nashville, Tennessee 37208**.

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.

This document was executed in compliance with Executive Order No. 26 by Tennessee Governor Bill Lee, dated April 9, 2020

Karen Johnson Davidson County
Batch# 569588 **DEEDWARR**
02/05/2021 03:20:37 PM 2 pgs
Fees: $13.00 Taxes: $1,353.83

20210205-0017191

Witness my/our hand(s) this the 3rd DAY OF FEBRUARY, 2021.

Brite Solutions, Inc

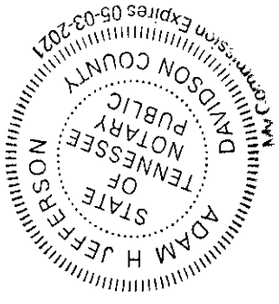
BY: _____
Arnold Todd Yarger
President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared ARNOLD TODD YARGER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the PRESIDENT of BRITE SOLUTIONS, INC, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as PRESIDENT.

Witness my hand and official seal, this the 3rd of February, 2021.

_____
Notary Public
My Commission Expires: _____
(SEAL)



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