WARRANTY DEED

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 9, 2023

Karen Johnson Davidson County
Batch# 582517 **DEEDWARR**
03/03/2021 09:51:55 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50

20210303-0027206

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00.

Gracey Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MARCH, 2021.

Jenna Lyn Preble
Notary Public

MY COMMISSION EXPIRES: May 9, 2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC Green Hills, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Christopher T. Hawks	New Owner	Parcel ID: 71 11 504.00
(NAME)	(NAME)	
1518 Meridian Street	" "	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	" "	
(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, **Frog Holdings, LLC, a Indiana Limited Liability Company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Christopher T. Hawks, single man**, 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 Lot No. 16 on the Plan of Final Plat of Luton Meridian Subdivision, of record in Instrument Number 20021111-0138984, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kimberly I. Caruthers by Warranty Deed from Slate Construction Co., Inc., dated May 23, 2003 and recorded June 4, 2003 in Instrument Number 20030604-0076895, Register's Office for Davidson County, Tennessee, AND;

FURTHER, being the same property conveyed to Music City Holdings, LLC, by Warranty Deed from Annastasia C. Wheeler, heir at law, and Timothy C. Shelton, heir at law of the Estate of Kimberly I. Caruthers, dated September 28, 2020 and recorded October 2, 2020 in Instrument Number 20201002-0113808, Register's Office for Davidson County, Tennessee. The said Kimberly I. Caruthers having since died Intestate on April 13, 2019, leaving Annastasia C. Wheeler and Timothy C. Shelton as her heirs. AND;

FURTHER, being the same property conveyed to Frog Holdings, LLC, by Warranty Deed from Music City Holdings, LLC, dated September 28, 2020 and recorded October 2, 2020 in Instrument Number 20201002-01143562, Register's Office for Davidson County, Tennessee.

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 1518 Meridian Street, Nashville, TN 37207

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 1 day of March, 2021.

Frog Holdings, LLC,
an Indiana Limited Liability Company

BY: _____, manager
Luke Frauhiger, Manager

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Luke Frauhiger, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Manager, and is authorized to execute the instrument on behalf of Frog Holdings, LLC, the within named bargainor, and that he as such Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the LLC by himself as Manager.

Witness my hand and official seal, this the 1st day of March, 2021.

_____
Notary Public

My Commission Expires: 7.17.24

(SEAL)

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY