Karen Johnson Davidson County
Batch# 588501 DEEDWARR
03/10/2021 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $684.50
20210310-0031190

WARRANTY DEED

JESSICA FRENKEL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

2021-1698-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 8th day of March, 2021.

(Affix Seal) Notary Public

My Commission Expires: 11/5/24

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

KATHLEEN HALE MCCLELLAN, ESQ.
HALE AND HALE, PLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Matthew Paul Brown and Emily Elizabeth Brown 214 Old Hickory Boulevard #174 Nashville, TN 37221	NEW OWNER	Map/Parcel 142 04 0A 174.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BL & BW Investment Properties, LLC, a Tennessee Limited Liability Company**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew Paul Brown and Emily Elizabeth Brown, husband and wife**, hereinafter called the GRANTEE, their heirs 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 Unit No. 174 in a Horizontal Property Regime of Belle Forest Condominium Apartments created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5438, page 699, and as amended in Book 6896, page 144, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Belle Forest Condominiums, as of record in Book 5200, page 167, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to BL & BW Investment Properties, LLC, a Tennessee limited liability company by Warranty Deed from Aileen Elizabeth Ryan, an unmarried woman, dated May 29, 2019, of record in Instrument No. 20190530-0051154, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Metro Nashville property taxes for the year 2021 and subsequent years a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is involved property known as 214 Old Hickory Boulevard, 174, Nashville, TN 37221.

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, their heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and

assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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 my hand this 8th day of March, 2021:

BL & BW Investment Properties, LLC,
a Tennessee Limited Liability Company

By: Brad Langford, PRESIDENT
Brad Langford, President

By: Bonnie Wheatcraft, Secretary
Bonnie Wheatcraft, Secretary

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Notary Public of the state and county mentioned, personally appeared Brad Langford, 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 President of BL & BW Investment Properties, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that such Brad Langford as such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as President.

Witness my hand and seal, at office in Franklin, TN, this 8th day of March, 2021.

Notary Signature

My commission expires: 11/16/2024

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-16-2024

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, Notary Public of the state and county mentioned, personally appeared Bonnie Wheatcraft, 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 Secretary of BL & BW Investment Properties, LLC, the within named bargainor, a Tennessee Limited Liability Company, and that such Bonnie Wheatcraft as such Secretary, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as President.

Witness my hand and seal, at office in Franklin, TN this 8th day of March, 2021.

Notary Signature

My commission expires: 11/16/2024

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-16-2024

True Copy Certification

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jackie Rudolph, a notary public for this county and state, Lori Patterson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 02/11/2024

JACKIE RUDOLPH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON