THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210333787** Karen Johnson Davidson County Batch# 602736 **DEEDWARR** 03/30/2021 09:59:09 AM 2 pgs Fees: $13.00 Taxes: $1,517.00 20210330-0041383	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $410,000.00. Affiant Subscribed and sworn to before me, this 26th day of March, 2021. Notary Public My Commission Expires: 7.20.24 DANIEL HEARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY Commission Expires JULY 20, 2024

WARRANTY DEED

Address New Owner: Brittain L. Groomes 528 Grand Oaks Dr Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091 08 0 246.00

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, **James Paige Holdings, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brittain L. Groomes, a married man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 23 and 24 on the Plan of Map of Subdivision of Blocks O and P, Plan No. 3, West Nashville of record in Plat Book 161, Page 9, in the Register's Office for said County.

Said Lots Nos. 23 and 24 front 25 feet each on the Easterly side of 43rd Avenue, North, formerly 2nd Street, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to James Paige Holdings, LLC, a Tennessee Limited Liability Company by Warranty Deed from Hensley Group LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20200930-0112468, Register's Office for Davidson County, Tennessee, dated September 29, 2020 and recorded on September 30, 2020.

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.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdivision of Blocks O and P, Plan No. 3, West Nashville, as recorded in Plat Book 161, Page(s) 9.

This is improved property located at 904 43rd Avenue Nashville TN 37209

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 26th day of March, 2021.

James Paige Holdings, LLC

BY: _____
Matthew West, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matthew West, with whom I am personally acquainted, and who acknowledged themselves to be Sole Member of James Paige Holdings, LLC, A Tennessee Limited Liability Company, the within named bargainer, and that they as such Sole Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as its Sole Member.

Witness my hand, at office, this 26th day of March, 2021.

Nathan L Powers
Notary Public
My Commission Expires: _____

NATHAN L POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires
December 8, 2024