G#34324-2

WARRANTY DEED

Karen Johnson Davidson County
Batch# 603151 DEEDWARR
03/30/2021 04:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,368.63
20210330-0041958

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$369,900.00.**

Affiant

Subscribed and sworn to before me, this the 26th day of March, 2021.

Notary Public

My commission expires:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Outer Group LLC	**"New Owner"**	**10507022300**
506 Hamilton Avenue	506 Hamilton Avenue	
Nashville, TN 37203	Nashville, TN 37203	

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,

Regional Holdings, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Outer Group LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR 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 part of Block No. 5 on the map of Hamilton's Subdivision, as of record in Minute Book 1, Page 97, County Court for said County, being Lot No. 5 on the unrecorded subdivision of said Block No. 5 according to a survey made by E. R. Southgate, Surveyor, July 1945, said Lot No. 5 fronts 50 feet on the northerly side of Hamilton Street and runs back between parallel lines, parallel with and 350 feet West of the westerly margin of Pillow Street, 167-1/2 feet to an alley.

BEING the same property conveyed to Regional Holdings, LLC, a Tennessee limited liability company, by Warranty Deed dated August 1, 2018, from Kirk A. Garris and wife, Heather Garris, of record in Instrument No. 20180802-0075580, Register's Office for Davidson County, Tennessee.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; all matters shown on the plan of record in Minute Book 1, Page 97, County Court Clerk's Office for said County; and, taxes for the current year which have been prorated and assumed by the Grantee herein.

This is improved property, known as: **544 Hamilton Avenue, Nashville, TN 37203**.

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 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 my/our hand(s) this **26th day** of **March, 2021.**

Regional Holdings, LLC, a Tennessee limited liability company

By: _____
Mike Said, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Mike Said,** 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 **Sole Member** of **Regional Holdings, LLC,** the within named bargainor, a Tennessee limited liability company, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by the said **Mike Said** as such officer.

Witness my hand and official seal at Nashville, Tennessee, this **26th day** of **March, 2021.**

My Commission Expires: Jan. 3, 2023

Katherine Goodson
Notary Public



Certificate of Authenticity

I, Leslie Garside, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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: _____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024