THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210434320

Karen Johnson Davidson County
Batch# 630979 DEEDWARR
05/07/2021 09:18:07 AM 2 pgs
Fees: $13.00 Taxes: $2,775.00

20210507-0061450

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $750,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of April, 2021.

Notary Public
My Commission Expires:

JONATHAN HARRIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires March 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Midtown Realty, LLC PO Box 331235 Nashville, TN 37203-7512	New Owner	Tax Parcel ID No. 118 07 0 054.00

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, **Deluxe Holdings, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Midtown Realty, LLC, a Tennessee limited liability company**, ("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. 18 on the Plan of Berrywood, as shown by plat and survey of record in Plat Book 1835, Page 24, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Said lot No. 18 fronts 74 feet on the Easterly side of Greystone Road and runs back 164.3 feet on the North and 165.7 feet on the South line to a dead line in the rear, measuring 71 feet thereon.

Being the same property conveyed to Deluxe Holdings LLC, a Tennessee limited liability company, by Warranty Deed From Dune Grass Holdings, LLC, a Virginia limited liability company, of record in Instrument No. 20180927-0095839, in the Register's Office of Davidson County, Tennessee, dated September 26, 2018 and recorded on September 27, 2018.

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 Berrywood, as recorded in Plat Book 1835, Page(s) 24.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1855, Page 478.

This is improved property located at 2704 Greystone Road Nashville TN 37204

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 29th day of April, 2021.

Deluxe Holdings, LLC

BY: Kris Wiatr, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kris Wiatr, with whom I am personally acquainted, and who acknowledged himself to be the Authorized Agent of Deluxe Holdings, LLC a Tennessee limited liability company, the within named Authorized Agent, and that they as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as its Authorized Agent.

Witness my hand, at office, this 29th day of April, 2021.

Notary Public
My Commission Expires: _____

JONATHAN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 6, 2023