THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200628303** Karen Johnson Davidson County Batch# 634610 **DEEDWARR** 05/12/2021 11:30:55 AM 2 pgs Fees: $13.00 Taxes: $8,880.00 20210512-0063963	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,400,000.00. Affiant Subscribed and sworn to before me, this 4th day of May, 2021. Notary Public My Commission Expires ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner: Timothy Michael Johnson, Trustee 604 S Wilson Blvd Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 116 04 0 174.00

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, **Oxford Blues, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Timothy Michael Johnson, Trustee of the Shine In His Name Trust Under Trust Instrument Dated 8/11/2012**, ("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. 5 of Block "E" on the plan of W. M. Cantrells Subdivision, as of record in Book 332, Page 85, Register's Office for said county.

Being part of the same property conveyed to (i) A one-fourth (1/4) undivided interest in the property to Charles Stephen Young, his heirs and assigns as a tenant in common; (ii) A one-fourth (1/4) undivided interest in the property to David Martin Young, his heirs and assigns as a tenant in common; (iii) A one-fourth (1/4) undivided interest in the property to Kenneth Murray Young, his heirs and assigns as a tenant in common; and (iv) A one-fourth (1/4) undivided interest in the property to Linda Jane Fuller, her heirs and assigns as a tenant in common, by Executor's Quitclaim Deed from Charles Stephen Young, Executor of the Estate of Benjamin M. Phillips, III, of record in Instrument No. 20190816-0082454, in the Register's Office of Davidson County, Tennessee, dated August 12, 2019 and recorded on August 16, 2019.

Being part of the same property conveyed to Benjamin Maddin Phillips, by Quit Claim Deed from Elsie Young Phillips, of record in Book 7843, Page 711, in the Register's Office of Davidson County, Tennessee, dated May 17, 1989 and recorded on May 18, 1989. The said Benjamin Maddin Phillips is deceased on April 05, 2019; Last Will and Testament recorded in Instrument No. 20190801-0076141, in the Register's Office of Davidson County, Tennessee; Order for Muniment of Title recorded in Instrument No. 20190801-0076140, in the Register's Office of Davidson County, Tennessee; Probate in Docket No. 19P-1249.

Being part of the same property conveyed to Elsie Young Phillips, by Warranty Deed from James M. Hudgins and wife, Beulah M. Hudgins, of record in Book 3435, Page 23, in the Register's Office of Davidson County, Tennessee, dated September 21, 1962 and recorded on September 25, 1962.

Less and Except:

A Tract of land in the First Civil District, Davidson County, Tennessee, being a portion of Alley 1701 and Alley 1704 as shown on the Subdivision Plat of Block E of W. M. Cantrells Subdivision, Book 332, Page 85, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the center line of Alley 1701 215.74 feet East of the intersection of Alley 1701 and the Easterly boundary of Wilson Avenue, thence,

With the said center line of Alley 1701 South 88° 16' 09" East a distance of approximately 13 feet to a point in the center line of Alley 1704, thence,

With the said center line of Alley 1704 in a Southerly direction a distance of approximately 3.8 feet to a point, thence,

North 89° 10' 59" West a distance of approximately 13 feet to a point, thence,

North 00° 49' 01" East a distance of approximately 3.80 feet to the point of beginning.

Described according to a survey by Miller Wihry & Lee, Inc., Nashville, Tennessee, dated February 14, 1978.

Being the same property conveyed to Oxford Blues, LLC., a Tennessee limited liability company, by Warranty Deed from Charles Stephen Young a (1/4) undivided interest, and David Martin Young a (1/4) undivided interest, and Kenneth Murray Young a (1/4) undivided interest, and Linda Jane Fuller a (1/4) undivided interest, as tenants in common, of record in Instrument No. 20191010-0104054, in the Register's Office of Davidson County, Tennessee, dated October 10, 2019 and recorded on October 10, 2019.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of W. M. Cantrells Subdivision, as recorded in Plat Book 332, Page(s) 85.

This is improved property located at 604 S Wilson Blvd Nashville TN 37215

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 30th day of April, 2021.

Oxford Blues, LLC

Kate Rosenthal agent

BY: Kate Rosenthal, 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, Kate Rosenthal, with whom I am personally acquainted, and who acknowledged herself to be the Authorized Agent of Oxford Blues, LLC a Tennessee limited liability company, the within named Authorized Agent, and that she as such Authorized Agent, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as its Authorized Agent.

Witness my hand, at office, this 30th day of April, 2021.

Notary Public

My Commission Expires: _____

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024