Karen Johnson Davidson County
Batch# 643521 DEEDWARR
05/25/2021 10:43:30 AM 3 pgs
Fees: $18.00 Taxes: $4,810.00
20210525-0070578

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
714 Gallatin Holdings LLC 26 Inveraray Nashville, TN 37215	New Owner	083-05-0-086 083-05-0-445

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **James S. Higgins, as to an undivided fifty-percent (50%) interest and Richard D. Piliponis, as to an undivided fifty-percent (50%) interest, as tenants in common**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **714 Gallatin Holdings LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lots No. 11 and 12 on the Plan of Baxter's Eastwood Place, as of record in Plat Book 421, page 9, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description thereof.

Being all of the same property conveyed to Jeffrey S. Brock, by Warranty Deeds dated August 27, 2007, and recorded August 27, 2007, from New Destiny Christian Fellowship, Inc., a Tennessee corporation, of record in Instruments No. 20070827-0102569 (as to Lot 11) and 20070827-0102570 (as to Lot 12) and being further conveyed to James S. Higgin, as to an undivided fifty-percent (50%) interest and Richard D. Piliponis, as to an undivided fifty-percent (50%) interest, as tenants in common by Warranty Deed dated May 20, 2019 and recorded May 21, 2019 from Jeffrey S. Brock, of record in Instrument Number 20190521-0047674, Register's Office for Davidson County, Tennessee.

THIS is improved commercial property known as 714 and 716 Gallatin Avenue, Nashville, TN 37206.

This Conveyance is Subject to: (1) Real property taxes for 2021 and all subsequent years; (2) Unpatented mining claims; reservation or exceptions in patents or in the Acts authorizing the issuance of said patents; (3) Restrictions, dedications, reservations, setbacks and easements, if any, as indicated and/or shown on that certain Plat of record in Plat Book 421, Page 9; & (4) All recorded restrictions, covenants, conditions, and easements not stated herein.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24th day of May, 2021.

_____(SEAL)
James S. Higgins

_____(SEAL)
Richard D. Piliponis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of May, 2021, before me personally appeared James S. Higgins and Richard D. Piliponis, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of May, 2021.

TAYLOR ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 3, 2023

Taylor Anderson
Notary Signature
My commission expires:

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Claire H. Jenkins
(Affiant)

Sworn to and subscribed before me this
24th day of May, 2021.

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My commission expires: 10-12-2024
File No. 2021-440

True Copy Certification

I, Matthew Anderson, 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.

_____ Signature

State of Tennessee

County of Davidson

Personally appeared before me, Claire Jenkins, a notary public for this county and state, Matthew Anderson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Claire H. Jenkins Notary's Signature

My Commission Expires: 10/2/23

