WARRANTY DEED

Karen Johnson Davidson County
Batch# 680161 **DEEDWARR**
07/20/2021 01:55:32 PM 2 pgs
Fees: $13.00 Taxes: $721.50

20210720-0097393

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $195,000.00.

Affiant

Subscribed and sworn to me on 07/15/21.

NOTARY PUBLIC
My Commission Expires: 1-3-2

DAVIDSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE MARY FRANCES RUDY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL #
Boiler Investment Group, LLC 600 12th Ave S Apt 401 Nashville, TN 37203	NEW OWNER	071 15 0 277.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Martin D. Lang and Susan A. Lang, Husband and Wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Vesting: Boiler Investment Group, LLC, a Tennessee limited liability company, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, Being Lot No. 53 On C. F. Sharpe & W. L. Horns 2nd Subdivision of Lindsley Property as of record in Book 161, Page 53, Register's Office for Davidson County, Tennessee, Said Lot No. 53 fronts 50 feet on the West Side of Joseph Avenue, and runs back between parallel lines, along the North Margin of Richardson Avenue, formerly Scott Avenue, 145 feet to an Alley in the Rear.
>
> Being the same property conveyed to Martin D. Lang and Susan A. Lang, Husband and Wife, by Warranty Deed from Yes Enterprises, A Tennessee Corporation, of record in Instrument No. 20021228-0161456, in the Register's Office of Davidson County, Tennessee, dated December 20, 2002 and recorded on December 28, 2002.

This is unimproved property known as 1200 Joseph Avenue, Nashville, Tennessee 37207.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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

Witness our hands on 07/15/2021.

Martin D. Lang

Susan A. Lang

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 07/15/21, before me personally appeared Martin D. Lang and Susan A. Lang, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 07/15/2021.

NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY