RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 705360 DEEDWARR
08/26/2021 10:46:39 AM 4 pgs
Fees: $23.00 Taxes: $1,202.50

20210826-0115307

THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
HANKINS LAW
117 Saundersville Road, Suite 205
Hendersonville, Tennessee 37075
(615) 246-2544

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Georgetown Holdings, LLC 4426 Tyne Boulevard Nashville, TN 37215	Same	142-04-0B-001.00 CO

FOR AND IN CONSIDERATION of the sum of Three Hundred Twenty-Five Thousand and 00/100 Dollars ($325,000.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, THOMAS M. FRAZIER and wife, JACQUELINE FRAZIER (collectively, "Grantors"), have bargained and sold, and by these presents, transfer and convey unto GEORGETOWN HOLDINGS, LLC, a Tennessee limited liability company ("Grantee"), its heirs, successors and assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

The Subject Property is improved property commonly known as 149 Belle Forest Circle, Nashville, Tennessee 37221. The Subject Property is conveyed to Grantee subject to the matters described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, its heirs, successors and assigns, forever. Grantors covenant that, subject to the matters set forth above, Grantors are lawfully seized and possessed of said Subject Property in fee simple, have good right to convey it, and that same is unencumbered.

Grantors further covenant and bind themselves and their heirs, successors and assigns to warrant and forever defend the title to the Subject Property to Grantee, its successors and assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.

BOX 10-A

IN WITNESS WHEREOF, Grantors have hereunto set their signatures, this 24th day of August, 2021.

GRANTORS:

THOMAS M. FRAZIER

JACQUELINE FRAZIER

STATE OF TENNESSEE)

COUNTY OF SUMNER)

Before me Nanette Hoover, a Notary Public of said County and State, personally appeared THOMAS M. FRAZIER and JACQUELINE FRAZIER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that each executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Hendersonville, Tennessee this 24th day of August, 2021.

Notary Public

Nanette Hoover STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

My Commission Expires: 9/25/2024

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is Three Hundred Twenty-Five Thousand and 00/100 Dollars ($325,000.00).

AFFIANT

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

Notary Public

My Commission Expires:

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

LAND in Davidson County, Tennessee, being Unit No. A-1 Building "A" on the map entitled the Plan of Buildings A, B, & C, Bellevue Office Park Condominiums, a Horizontal Property Regime, as established by Master Deed, of record in Book 6040, page 701, amended in Book 6147, page 689, Book 6641, page 171, and re-recorded in Book 6691, page 430, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plan of Buildings A, B, & C, Bellevue Office Park Condominiums, as of record in Book 5800, page 177, said Register's Office for a more complete property description.

BEING part of the same property conveyed to THOMAS M. FRAZIER by Warranty Deed from WESTGATE REALTY AND DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record as Instrument No. 20041103-0132495, dated October 18, 2004, said Register's Office.

THOMAS M FRAZIER further conveyed said property by Quitclaim Deed unto THOMAS M. FRAZIER AND WIFE, JACQUELINE FRAZIER, of record as Instrument No. 20160923-0100734, dated September 20, 2016, said Register's Office.

EXHIBIT B

EXCEPTIONS TO TITLE TO SUBJECT PROPERTY

1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years.

2. All matters appearing on the Plan of record in Plat Book 5800, page 177, said Register's Office.

3. Master Deed of record in Book 6040, page 701, amended in Book 6147, page 689, Book 6641, page 171, and re-recorded in Book 6691, page 430, said Register's Office.