WARRANTY DEED

Karen Johnson Davidson County
Batch# 705605 DEEDWARR
08/26/2021 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20210826-0115639

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $180,000.00.

Affiant

Subscribed and sworn to me on 25 day of August, 2021

NOTARY PUBLIC

My Commission Expires: 7/9/2022

JENNIFER L. JUNG
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

ORTALE KELLEY (JHC)
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #: 34311

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Vulfpeck, GP 2610 Westwood Drive Nashville, TN 37204	NEW OWNER	119-13-0-219.00

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, **ROBERT J. LENARD, AS TRUSTEE OF THE LENARD REVOCABLE LIVING TRUST DATED AUGUST 23, 2007, AS AMENDED AND RESTATED**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **VULFPECK, GP, A TENNESSEE GENERAL PARTNERSHIP**, hereinafter called **"GRANTEE,"** his heirs 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. 101 on the Plan of Map of College Heights of record in Plat Book 332, Page 19, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to The Lenard Revocable Living Trust, dated August 23, 2007, Robert J. Lenard, Trustor and/or Trustee by Quitclaim deed from Robert J. Lenard of record in Instrument No. 20071019-0124364 Register's Office for Davidson County, Tennessee, dated October 17, 2007 and recorded on October 19, 2007.

The conveyance of the above-described parcel of land is subject to the following:

1. Taxes for the year 2021, and all subsequent years, a lien due and payable, but not yet delinquent.

2. Subject to all matters shown on the Plan of record in Plat Book 332, Page 19, Register's Office for Davidson County, Tennessee.
3. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and right of ways for public utilities applicable to this property.

This property is also known as improved property located at 460 Radnor Street, Nashville, TN 37211.

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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that his is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs 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 use of any gender shall be applicable to all genders.

WITNESS our hands this 25 day of August, 2021.

THE LENARD REVOCABLE LIVING TRUST DATED AUGUST 23, 2007, AS AMENDED AND RESTATED

By: _____
John M. Lenard, as attorney-in-fact
for Robert J. Lenard, Trustee

STATE OF TENNESSEE, COUNTY OF Davidson

Before me, the undersigned authority, of the State and County aforesaid, personally appeared John M. Lenard with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, swore to and acknowledged himself to be the attorney-in-fact for Robert J. Lenard, as Trustee of The Lenard Revocable Living Trust dated August 23, 2007, as amended and restated, the within named bargainor, and that he as such attorney-in-fact for the Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as_attorney-in-fact for the Trustee.

Witness my hand and official seal on August 25, 2021.

JENNIFER L. JUNG
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

_____
Notary Public
My Commission Expires: 7/9/2022

Tennessee Certification of Electronic Document

I, Jeremy H. Cherry, do hereby make oath that I **am a licensed attorney and/or** the custodian of the original version of the electronic document **tendered for registration herewith** and that this electronic document is a true and exact copy of **the original document executed** and authenticated according to law on August 25, 2021 (date of document).

Affiant Signature

August 25, 2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of August, 2021.

Notary's Signature

JENNIFER L. JUNG
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY
NOTARY'S SEAL

MY COMMISSION EXPIRES: 7/9/2022