THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210837034

Karen Johnson Davidson County
Batch# 715422 **DEEDWARR**
09/14/2021 11:50:37 AM 2 pgs
Fees: $13.00 Taxes: $2,719.50

20210914-0123069

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $735,000.00.

Affiant

Subscribed and sworn to before me, this 1st day of September, 2021.

Notary Public
My Commission Expires:

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
c/o Jamie Walker P.O. Box 3390 Lake Tahoe, NV 89449	New Owner	Tax Parcel ID No. 104 15 0 202.00

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, **BBK Properties, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **LauriLo LLC- Ashwood Series, a Nevada Series Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 3 on the Map of H.P. Jacob's Subdivision W.M. Manly Tract called "Hillsboro Place," of record in Book 547, Page 27, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Buchanan Family, LLC, a Tennessee limited liability company by Quitclaim Deed from Alford Family, LLC, a Tennessee limited liability company, of record in Instrument No. 20081230-0123647, Register's Office for Davidson County, Tennessee, dated December 22, 2009 and recorded on December 30, 2008. Also by Acknowledgment of Merger from Buchanan Family, LLC to BBK Properties, LLC dated December 22, 2008, and recorded in December 29, 2009, of record in Instrument No. 20091229-0118139 in said Register's Office.

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.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of H.P. Jacob's Subdivision W.M. Manly Tract called "Hillsboro Place", as recorded in Plat Book 547, Page(s) 27.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenant recorded in Book 5438, Page 231.

Joint Driveway Agreement recorded in Book 5322, Page 796.

This is improved property located at 2104 Ashwood Avenue Nashville TN 37212

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 1st day of September, 2021.

BBK Properties, LLC

By: Jonathan B. Harris, Authorized Agent

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Jonathan B. Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Agent of BBK Properties, LLC, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his above-stated capacity.

Witness my hand, at office, this 1st day of September, 2021.

Notary Public
My Commission Expires: _____

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023