WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$297,000.00**

Kirsten Virden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of September, 2021

Bria Sawyers
Notary Public

Commission Expires: 5-7-2024

BRIA SAWYERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 5-7-2024

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 720957 DEEDWARR
09/21/2021 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,098.90
20210921-0126820

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Boulton Properties, LLC	New Owner	**044-05-0F-002-00**
(NAME) C/O TAD WOLKIN FORTRESS INV GROUP	(NAME)	
(ADDRESS) 1345 AVE OF THE AMERICAS NY, NY 10105	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **J CORE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BOULTON PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Proposed Legal:

306 Ensley Avenue Private Element as established by the Master Deed for 304-306 Ensley Avenue ("Master Deed"), a Horizontal Property Regime, of record in Instrument No. 20191028-0110345, Register's Office for Davidson County, Tennessee; as amended in Instrument No. 20191120-0119992 and in Assignment Agreement Re: Developer's Rights, Duties and Responsibilities recorded in Instrument No. 20191121-0120341, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Master Deed, as amended, to which reference is made for a more complete and accurate description of the property.

Being part of the same property conveyed to J Core Properties, LLC, a Tennessee Limited Liability Company, as by Warranty Deed from Phillip Poynor and Bradley Barrett, as joint tenants in common with right of survivorship , dated 11/14/2019 and recorded 11/20/2019 in Instrument Number 201911200120070, in the official records of Davidson County Recording Office.

THIS CONVEYANCE IS SUBJECT TO ALL MATTERS SHOWN ON ANY APPLICABLE RECORDED PLAN, ALL APPLICABLE EASEMENTS, SETBACK LINES, AND RESTRICTIONS OF RECORD; AND ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.

This is **IMPROVED** property, known as **306 Ensley Avenue, Old Hickory, TN 37138**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs, successors and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs, 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 use of any gender shall be applicable to all genders.

Witness my hand this 17th day of September,2021.

J Core Properties, LLC

S. Nixon Pressley, Authorized Agent

S. Nixon Pressley
Authorized Agent

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared S. Nixon Pressley, with whom I am personally acquainted and who upon his oath acknowledged himself to be the Authorized Agent, of J Core Properties, LLC, the within named bargainor, a limited liability company, and that he as such Authorized Agent, being authorized to do so executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company, by the said S. Nixon Pressley as such Authorized Agent.

Witness my hand this 17th day of September,2021.

KIMBERLEY C KINDALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 2, 2022

Kimberley C Kindall
NOTARY PUBLIC

My Commission Expires: 5/2/2022

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-19002-DS

202109210126820

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 09/17/2021 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 09/17/2021

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17 **day of** September, **2** 021.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM