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 **$3,750,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of October, 2021.

Notary Public

Commission Expires: _____

(Affix Seal)

DAWN MICHELLE OSBORNE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 8-23-2025

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 746488 **DEEDWARR**
10/29/2021 10:24:01 AM 3 pgs
Fees: $18.00 Taxes: $13,875.00

20211029-0145440

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Beau, LLC	New Owner	**092-12-0-125.00** **092-12-0-126.00** **092-12-0-127.00**
(NAME)	(NAME)	
2004 Erin Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **Lisa H. Taylor, Trustee of The Randy Hillin 2016 Trust, and an equal, undivided tenant-in-common interest to Lisa H. Taylor, Trustee of The Lisa H. Taylor 2016 Trust,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BEAU, LLC** 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:

SEE ATTACHED LEGAL DESCRIPTION MADE A PART HEREIN

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 _ *1639, 1641 and 1643 Patterson Street, Nashville, TN 37203*
(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.

Lisa H. Taylor, Trustee of The Randy Hillin 2016 Trust

Lisa H. Taylor
Trustee

Lisa H. Taylor, Trustee of The Lisa H. Taylor 2016 Trust

Lisa H. Taylor
Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Lisa H. Taylor, with whom I am personally acquainted and who upon her oath acknowledged herself to be the Trustee of The Randy Hillin 2016 Trust and Trustee of The Lisa H. Taylor 2016 Trust, the within named bargainor, a Trust, and that she as such Trustee, being authorized to do so executed the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said Lisa H. Taylor as such Trustee.

Witness our hands this 28TH DAY OF OCTOBER, 2021.

NOTARY PUBLIC

My Commission Expires: _____

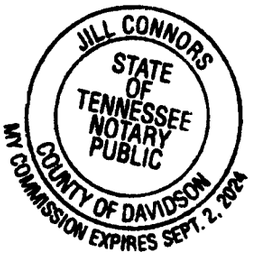


EXHIBIT "A"

Property Description

1639 Patterson Street

LAND in Davidson County, Tennessee, more particularly described as follows:

BEING Lot No. 308 on the Map of Boyd Home Tract, of record in Book 21, Page 39, Register's Office for said County.

SAID Lot No. 308 fronts 50 feet on the southerly side of Patterson Street and runs back between parallel lines 170 feet to an alley.

1641 Patterson Street and 1643 Patterson Street

Land in Davidson County, Tennessee, more particularly described as follows:

BEING Lot Nos. 309 and 310 on the plan of John Boyd Home Place, of record in Book 21, Page 39, Register's Office for said County.

SAID Lot Nos. 309 and 310 adjoin and front together 100 feet on the southerly margin of Patterson Street and extends back between parallel lines, 170 feet, more or less, to an alley.

Being the same properties conveyed to Lisa H. Taylor, Trustee of the Randy Hillin 2016 Trust, and an equal undivided tenant-in-common interest to Lisa H. Taylor, Trustee of the Lisa H. Taylor 2016 Trust by Deed dated May 12, 2020 from Lisa H. Taylor, Executor of the Estate of Nancy T. Hillin, deceased (the "decedent"), who died on December 9, 2018, in connection with the distribution of the estate of the decedent to the decedent's Will that was duly admitted to probate in Davison County, Tennessee, on January 31, 2019, and recorded under Docket No. 19P-151 in the Seventh Circuit Court Clerk's Office (Probate Division), recorded May 28, 2020, in Instrument Number 202005280054835, in the Official Records of Davidson County, Tennessee.