Karen Johnson Davidson County
Batch# 760100 DEEDWARR
11/23/2021 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $27,565.00
20211123-0155569

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 21103786**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $7,450,000.00. Affiant Subscribed and sworn to before me, this 15th day of November, 2021. Notary Public My Commission Expires:

BRENDA SHELBY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-21-2023

WARRANTY DEED

Address New Owner: La Buena Vida Belle Meade, LLC 1109 Belle Meade Boulevard Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130 13 0 026.00

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, **Blaine H. Smith, Trustee of the 1109 Belle Meade Boulevard Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **La Buena Vida Belle Meade, LLC, a Delaware 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:

Land in Davidson County, Tennessee, being the northerly 125 feet of the southerly 175 feet of Lot No. 2, Block 2, on the plan of Highlands of Belle Meade No. 1, of record in Plat Book 547, Page 180, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said part of Lot No. 2 fronts 125 feet on the westerly side of Belle Meade Boulevard and extends back between parallel lines to a dead line.

Being the same property conveyed to Blaine H. Smith, Trustee of the 1109 Belle Meade Boulevard Trust by Warranty Deed from Dallas Davidson and Natalia Davidson, husband and wife, of record in Instrument Number 20191101-0112523, Register's Office of Davidson County, Tennessee, dated October 30, 2019 and recorded on November 1, 2019.

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 2022 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Highlands of Bellemeade No. 1, as recorded in Plat Book 547, Page(s) 180. Covenants, Conditions and Restrictions as set forth in Warranty Deeds recorded in Book 723, Page 95 and Book 834, Page 132.

This is improved property located at 1109 Belle Meade Boulevard Nashville TN 37205

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 15th day of November, 2021.

The 1109 Belle Meade Boulevard Trust

Blaine H. Smith, Trustee

By: Blaine H. Smith, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Blaine H. Smith, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the 1109 Belle Meade Boulevard Trust the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 15th day of November, 2021.

DEANNA PETERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 7, 2024

Deanna Peterson

Notary Public

CERTIFICATE OF AUTHENTICITY

I, Pam Arty do hereby make oath that I am a licensed attorney and/or 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 11/15/21.

Pam Arty
Affiant
Date: 11/17/21

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 17th day of November, 2021

Notary Public

My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024