398

Karen Johnson Davidson County
Batch# 760648 DEEDWARR
11/24/2021 01:13:10 PM 2 pgs
Fees: $13.00 Taxes: $2,738.00

20211124-0156262

Name and Address of New Owner:
Level Properties LLC
C/o Gores Group
Attn: Connie Ruvalcaba
9800 Wilshire Blvd., Beverly Hills, CA 90212
Send Tax Bills To:
NEW OWNER

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 102 15 0 043.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **MFI Nashville, LLC, a California Limited Liability Company**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Level Properties LLC, a Delaware limited liability company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, Being Lot No. 305 on the Plan of Brook Meade Section IX, as of record in Plat Book 2331, Pages 34 and 35, as amended in Book 2901, Page 613, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MFI Nashville, LLC, a California Limited Liability Company, by Warranty Deed from Rachel Woods and Daniel Bostick, Wife and Husband, of record in Instrument No. 20210827-0116075, in the Register's Office of Davidson County, Tennessee, dated August 25, 2021 and recorded on August 27, 2021.

This is improved property 804 Clematis Drive, Nashville, Tennessee 37205

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 12th day of November, 2021.

MFI Nashville, LLC, a California limited liability company
BY: ALM Holdings, LLC, as Managing Partner
By: MFI, Limited, as Sole Member a California limited partnership

MEMBER (SEAL)
Andrew D. Mangano, Managing Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority of the state and county mentioned, personally appeared Andrew D. Mangano, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Member of MFI Nashville, LLC, the within named bargainor, a Limited Liability Company, and that such Andrew D. Mangano as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Managing Member.

Witness my hand and seal this 12th day of November, 2021.

Notary Signature

Printed Name: David R.A. Roetger

My commission expires: 6-21-25

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $740,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
23rd day of November, 2021.

Notary Public
My commission expires: 3/8/22
File No. 2021-3630

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON