THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Sapphire Development Group LLC
1000 Douglas Avenue
Nashville, TN 37206
SEND TAX BILLS TO:
41 PEABODY STREET
NASHVILLE, TN 37120

Karen Johnson Davidson County
Batch# 767742 DEEDWARR
12/06/2021 09:14:53 AM 2 pgs
Fees: $13.00 Taxes: $1,739.00
20211206-0161160

WARRANTY DEED

(Map 072-13-0· Parcel 327.000)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **LEONARD RAY BROWN AND MARY BROCK BROWN, HUSBAND AND WIFE**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **SAPPHIRE DEVELOPMENT GROUP LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter referred to as "Grantee", its successors and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 28 on the Plan of Sharpe and Horn's Fourth Addition to Nashville, as of record in Book 161, Page 172, in the Register's Office of Davidson County, Tennessee.
>
> SAID Lot No. 28 fronts 100 feet on the South side of West Douglas Avenue, formerly Hinton Street, and runs back between parallel lines 160 feet to an alley.
>
> BEING the same property conveyed to Leonard Ray Brown and wife, Mary Brock Brown, by Warranty Deed dated June 25, 1982 from Louie A. Russell, recorded July 7, 1982, in Book 5907, Page 780, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 1000 Douglas Avenue, Nashville, TN 37206.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, its successors and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the

same is unencumbered except as noted herein, and for the 2021 real property taxes which will be prorated at closing and paid by the Grantors.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Witness our hands and signatures on this the 1ST day of December, 2021.

Leonard Ray Brown
LEONARD RAY BROWN

Mary Brock Brown
MARY BROCK BROWN

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leonard Ray Brown and Mary Brock Brown, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 1ST day of December, 2021.

Notary Public

My Commission Expires: 8-19-23

(SEAL)

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Wilson)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $470,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 2 day of December, 2021.

Notary Public

My commission Expires: 6-23-25

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

File No. GTS1-2021-839