THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $1,400,000.00. Affiant Subscribed and sworn to before me this 1st day of February, 2022. Notary Public My Commission Expires:
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 36903-01-2022**	

ASHLEY SCHADE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Vintage South LLC, a Tennessee limited liability company PO Box 158434 Nashville, TN 37215	**New Owner** PO Box 158434 Nashville, TN 37215	Map and Parcel No.: 11504005800

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, **Michael D. Dashiff and Melissa Dashiff, husband and wife,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Vintage South LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 6212 Hickory Valley Road, Nashville, TN 37205.

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

And Grantors covenant that they are 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 as set out on Exhibit "A" hereto. Grantors further covenants and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 800143 DEEDWARR
02/03/2022 02:44:16 PM 3 pgs
Fees: $18.00 Taxes: $5,180.00

20220203-0013007

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of February, 2022.

Michael D. Dashiff

Melissa Dashiff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael D. Dashiff and Melissa Dashiff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of February, 2022.

GERALD D FRIDRICH, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

Notary Public

My Commission Expires:
10-2-23

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 204 on the Map of Hillwood Estates, Section 10 of record in Plat Book 2331, pages 95 and 96, Register's Office for said County.

Said Lot No. 204 fronts 170 feet on the Northwesterly side of Hickory Valley Road, and runs back 285.75 feet on the Southwesterly line and 290.25 feet on the Northeasterly line to a dead line, which is a broken line, on which it measures 203.46 feet.

Being the same property conveyed to Maichael D. Dashiff and Melissa Dashiff, husband and wife, by deed from 6212 Hickory Valley Road, LLC, a Tennessee limited liability company, of record in Instrument No. 20210621-0083220, Register's Office for Davidson County, Tennessee. Scrivener's Affidavit to correct Grantees name to Michael D. Dashiff of record in Instrument No. 20211014-0138238, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2022 City/County Taxes a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 2331, Page 95 and 96, Register's Office for Davidson County, Tennessee.