THIS INSTRUMENT WAS PREPARED BY Return to: Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P22-13195-BW Karen Johnson Davidson County Batch# 804322 DEEDWARR 02/11/2022 11:53:39 AM 2 pgs Fees: $13.00 Taxes: $1,295.00 20220211-0016073	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 350,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF February, 2022. Notary Public MY COMMISSION EXPIRES: 3/28/22 (AFFIX SEAL) KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alan B. Minchew		
1163 Cross Creek Drive	New Owner	082-03-0-156.00
Franklin, TN 37067		
(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, **DRD Renovations LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alan B. Minchew, married**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, being Lot No. 3 and the westerly 10 Feet of Lot No. 2 on the Plan of The Benedict Land Company's Subdivision of the Lindsey Tract, as of Record in Book 332, Page 40, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Music City Holdings, LLC, a texas Limited Liability Company by Warranty deed from Tomeka Peebles, single of record in Instrument No. 20211004-0133122 Register's Office for Davidson County, Tennessee, dated September 29, 2021 and recorded on August 04, 2021.

Being the same property conveyed to SDB Family Holdings, LLC including all heirs, successors and/or assigns by Warranty deed from Music City Holdings, LLC, a Texas Limited Liability Company, its successors and/or assigns of record in Instrument No. 20211012-0136709 Register's Office for Davidson County, Tennessee, dated September 29, 2021 and recorded on August 12, 2021.

Being the same property conveyed to Music City Holdings, LLC, a Texas Limited Liability Company, its successors and/or assigns by Warranty deed from SDB Family Holdings, LLC,a Tennessee limited liability company, its successors and/or assigns of record in Instrument No. 20220105-0001960 Register's Office for Davidson County, Tennessee, dated December 27, 2021 and recorded on January 05, 2022.

Being the same property conveyed to DRD Renovations LLC, a Tennessee limited liability company, its successors and/or assigns by Warranty deed from Music City Holdings, LLC, a Texas Limited Liability Company, its successors and/or assigns of record in Instrument No. 20220114-0006249 Register's Office for Davidson County, Tennessee, dated December 29, 2021 and recorded on January 14, 2022.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **209 Cleveland Street, Nashville, TN 37207**

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 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 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.

Witness our hands this the 10th day of February, 2022.

DRD Renovations LLC, a Tennessee limited liability company

BY: _____ Member
Brian Benton, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said State and County, personally appeared Brian Benton, 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 a Member of the maker, **DRD Renovations LLC, a Tennessee limited liability company**, and is authorized by the maker to execute this instrument on behalf of the maker.

Witness my hand and seal this the 10th day of February, 2022.

My Commission expires 10-2-2023

_____
Notary Public

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY