Record and Return To:
COMMERCE TITLE & ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: Com-22-MB-415

Karen Johnson Davidson County
Batch# 836196 DEEDWARR
04/07/2022 03:06:18 PM 2 pgs
Fees: $13.00 Taxes: $8,362.00
20220407-0040679

PREPARED BY:
Land Title South, Inc.
3326 Aspen Grove Drive, Suite 400
Franklin, TN 37067

WARRANTY DEED

THIS INDENTURE is made and entered into this 31 day of March, 2022 by and between Defermygain.com, LLC, Trustee of Phoenix Business Trust, hereinafter referred to as GRANTOR, and Humphreys Street Ventures, G.P., a Tennessee general partnership, hereinafter referred to as GRANTEE.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the GRANTOR does hereby bargain, sell, transfer and convey unto the GRANTEES the following described property lying in City of Nashville, County of Davidson, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Lot 56 on the Plan of Humphrey Houston Addition (also referenced as Humphrey Houston and Martins Addition) as of record in Book 36, page 177, Register's Office for Davidson County, Tennessee.

Said Lot No. 56 fronts 50 feet on the Southerly side of Humphreys Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Defermygain.com, LLC, Trustee of Phoenix Business Trust by Quitclaim Deed from James Lawrence and Mary Beth Lawrence, husband and wife, dated March 14, 2022, recorded March 22, 2022, of record in Instrument No. 20220322-0032452, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to James Lawrence and Mary Beth Lawrence, husband and wife, by Warranty Deed from James K. Boulton and Joyce Boulton, husband and wife, dated February 1, 2012 and recorded February 6, 2012 of record in Instrument No. 20120206-0010714 Register's Office for Davidson County, Tennessee.

This is [X]improved [ ]unimproved property known as: 415 Humphreys Street, Units 1-11, Nashville, TN 37203

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEE, GRANTEE'S heirs, successors and assigns forever. The GRANTOR does covenant and agree with the said GRANTEE that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth herein, and that the title and quiet possession thereto GRANTOR will forever warrant and defend against the lawful claims of all persons whomsoever.

WITNESS MY HAND on the day and year first above written.

Phoenix Business Trust

By: Defermygain.com, LLC, Trustee

By: _____
Todd Jackson, President

TRUST

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Susan Harville, a Notary Public of said State and County aforesaid, personally appeared **Todd Jackson** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself (or herself) to be **President** of **Defermygain.com, LLC, Trustee of Phoenix Business Trust**, the within named bargainor, a trust, and that he/she as such **President**, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company as trustee of the trust by himself (or herself) as **President**.

Witness my hand and seal, at office in Franklin, TN, this the 31 day of March, 2022.

Notary Public
My Commission Expires: 6/26/2022

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. June 26, 2022
COUNTY OF WILLIAMSON

Name and Address of Property Owner:
Humphreys Street Ventures, G.P.

113 Bluegrass Circle

Hendersonville, TN 37075

Send Tax Statements to:

New Owner

Map & Parcel: 10507003300

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is $2,260,000.00 which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this 1st day of April, 2022.

Notary Public

My Commission Expires: 8/28/24

SANYA L. ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY