WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $434,500.00. Affiant Subscribed and sworn to before me on June 17th, 2022. NOTARY PUBLIC My Commission Expires:

File #2022-198

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc.
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Karen Johnson Davidson County
Batch# 875686 DEEDWARR
06/22/2022 10:46:37 AM 2 pgs
Fees: $13.00 Taxes: $1,607.65

20220622-0071002

THIS INSTRUMENT WAS PREPARED BY:
ASHWORTH LAW FIRM, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
BLJ2, LLC 2002 Castleman Drive, Unit 1 Nashville, TN 37215	New Owner	093-13-0-A-503.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JIM W. BUTLER AND SARAH K. SADLER BUTLER, HUSBAND AND WIFE**, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto **BLJ2, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 503, together with the appurtenant interest in the common elements of Spence Manor Condominium, a Horizontal Property Regime established by Master Deed of record in Book 6794, page 219, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A-2" to the aforementioned Master Deed.

Being the same property conveyed to JIM W. BUTLER AND SARAH K. SADLER BUTLER, by deed from CHRISTINA ELIZABETH LEPOUTRE, UNMARRIED, of record as Instrument No. 20171019-0107066, dated October 18, 2017, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantees; Subsequent taxes are assumed by the Grantees, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 11 Music Square E., Unit 503, Nashville, TN 37203.

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, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES that they 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 GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 on June 17, 2022.

Grantor:

Jim W Butler

Jim W. Butler

Grantor:

Sarah K Sadler Butler

Sarah K. Sadler Butler

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **JIM W. BUTLER AND SARAH K. SADLER BUTLER**, the within named bargainor, 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 17th day of June, 2022.

My Commission Expires Notary Public

My commission expires: February 26, 2023

ROBERT ASHWORTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY