RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 898030 DEEDWARR
08/03/2022 10:25:15 AM 3 pgs
Fees: $18.00 Taxes: $555.00

20220803-0088375

BOX 10-A

WARRANTY DEED

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $150,000.00

William Pryor
Affiant

SARAH E. JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn to before me
This 1 day of August, 2022.

Sarah E Jones
Notary Public

My Commission Expires: 11/03/25

Address New Owner as:	Tax Bill To:	Map / Parcel
OB Investment Group, LLC 2607 Last Cove Court, Bowling Green, KY 42104	**New Owner**	**081 11 0 535.00**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in had paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledge, **Lisa Brown,** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **OB Investment Group, LLC, a Tennessee Limited Liability Company** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly describes as follows:

> **Land in Davidson County, Tennessee, being the southerly 40 feet of the northerly half of Lot No. 182 on the Plan of McGavock, Westmore and Others Second Addition to Nashville, called the Addition to the Town of McGavock of record in Book 21, Page 41, Register's Office for said County.**

Said part of Lot No. 182 fronts 40 feet on the westerly side of 12th Avenue North formerly Florence Street, and runs back between parallel lines 154 feet on an alley.

Excluded from this conveyance but expressly included in this description is the following:

BEGINNING at the center of Lot No. 182 on the Plan of McGavock, Wetmore and other's Second Addition to Nashville of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee and the westerly margin of 12th Avenue North; thence northerly with the margin of said Avenue for a distance of six inches to a point; thence westerly 154 feet to a point in the margin of a 16 foot alley; thence southerly with said alley for a distance of six inches to a point; thence easterly 154 feet to the point of beginning.

Being a strip of land that fronts on 12th Avenue North for a distance of six inches and runs back between parallel lines for a distance of 154 feet to a line on the rear that also measures six inches.

Being the same property transferred to Lisa Brown by Final Decree Confining Sale of record in Instrument No. 20070314-0030928, said Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 1629 12th Ave, Nashville, TN 37208.

This is the same legal description found in the last deed of record.

This Conveyance is subject to the following:

1. Taxes for the year 2022 and subsequent years, being liens not yet due and payable.
2. Subject to all matters on plat Book 21, Page 41, said Register's Office for Davidson County, Tennessee.

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

And Grantors do covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and her assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and its assigns, against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed this 1st day of August, 2022.

Grantor:

Lisa Brown

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 1st day of August, in the year 2022, before me the undersigned, personally appeared Lisa Brown, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 1st day of August, 2022.

Notary Public

My Commission Expires: 11/03/25

SARAH E. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY