THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220842127** Karen Johnson Davidson County Batch# 919040 DEEDWARR 09/20/2022 11:30:04 AM 2 pgs Fees: $13.00 Taxes: $7,030.00 20220920-0104520	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,900,000.00. Affiant Subscribed and sworn to before me, this 19th day of September, 2022. Notary Public My Commission Expires: SHIRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES SEPTEMBER 8TH, 2025

WARRANTY DEED

Address New Owner: DBI-MBA Properties LLC 4417 Tyne Blvd. Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103 16 0 122.00

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, **Tracey Lee Robinson, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **DBI-MBA Properties LLC, a Tennessee limited liability company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 2, Resubdivision / Partition Part of Lot 21, Block "L", On Map Of Whitland Realty Company's Subdivision, as shown on plat of record in Instrument No. 20140224-0015400, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Tracey Lee Robinson, unmarried, by Warranty Deed from Tennessee Realty Development, LLC, a Delaware Limited Liability Company, of record in Instrument No. 20150505-0040978, in the Register's Office of Davidson County, Tennessee, dated April 30, 2015 and recorded on May 05, 2015.

This Conveyance is subject to the matters set forth below.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision / Partition Part of Lot 21, Block "L", On Map Of Whitland Realty Company's Subdivision, as recorded in Instrument No. 20140224-0015400.

All matters shown on survey prepared by Campbell, McRae, & Associates, Surveying, Inc. dated August 29th, 2022.

This is improved property located at 320 S Wilson Blvd Nashville, TN 37205.

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

And Grantor covenants that it is 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 for current taxes, and restrictions and easements of record noted above. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of September, 2022.

Tracey Lee Robinson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tracey Lee Robinson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of September, 2022.

Notary Public

My Commission Expires:

