Karen Johnson Davidson County
Batch# 931179 DEEDWARR
10/18/2022 02:46:30 PM 4 pgs
Fees: $23.00 Taxes: $4,440.00
20221018-0113816

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204
36242-1 Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Dropout Industries LLC 3728 Keystone Ave. Nashville, TN 37211	New Owner	11802021000

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Steven A. Sheehan, Trustee of The Steven Anthony Sheehan Revocable Living Trust, U/A/D November 16, 2012,** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **Dropout Industries LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot 39 on the Map of Geo. I. Waddey's Subdivision of Westwood, as of record in Book 332, page 99, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.
>
> Being all of the same property conveyed to Denise S. Sheehan and husband, Steve A. Sheehan by Warranty Deed dated February 22, 2005, from John Victor Brown, Jr., and wife, Sue S. Brown of record in Instrument No. 20050225-0020790 and further conveyed to Steven A. Sheehan, Trustee of the Steven Anthony Sheehan Revocable Living Trust, Dated Nov. 16, 2012, by Quitclaim Deed dated November 16, 2012, from Steven A. Sheehan and Denise S. Sheehan of record in Instrument No. 20121121-0107685, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, and assigns, forever; and Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind himself, his heirs, successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantors have executed this instrument this 18 day of October, 2022.

Steven A. Sheehan, Trustee of The Steven Anthony Sheehan Revocable Living Trust, U/A/D November 16, 2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Steven A. Sheehan, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Trustee of The Steven Anthony Sheehan Trust Revocable Living Trust, U/A/D November 16, 2012 and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand and official seal at Nashville, Tennessee, this 18 day of October, 2022.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00.

Affiant

Subscribed and sworn to before me this 18 day of October, 2022.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 12/14/24

EXHIBIT A

Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2023 and subsequent years, not yet due and payable. Map and Parcel 11802021000. 2022 Taxes were paid as part of closing.

3. All matters as shown on the Plan of record in Plat Book 332, Page 99, Register's Office of Davidson County, Tennessee.

4. Sanitary Sewers and/or Storm Drainage Easement in Book 4631, Page 101, Register's Office of Davidson County, Tennessee.

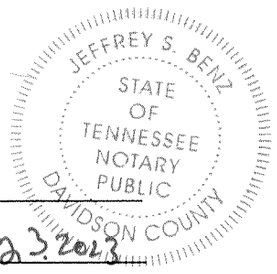
5. Easement Agreement for an encroachment onto Lot 39 as of record in Instrument No. 20050225-0020789, Register's Office of Davidson County, Tennessee.

I, Mike Boyd, do hereby make oath that I am a licensed attorney and the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 18, 2022.

Mike Boyd
Date: October 18, 2022

State of Tennessee
County of Davidson

Sworn to and subscribed before me this October 18, 2022.



Notary Public
My commission expires: 4.3.2023