WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF JANUARY, 2023.

Notary Public

MY COMMISSION EXPIRES: 7-7-25
(AFFIX SEAL)

CANDIS A. THORNTON NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 07/07/2025 DAVIDSON COUNTY

B-GP-22-2124-2128

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 958522 DEEDWARR
01/06/2023 09:43:21 AM 2 pgs
Fees: $13.00 Taxes: $5,550.00
20230106-0001221

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Bransford Avenue Owner, LLC, a Tennessee Limited Liability Company	Same as new owner	
(NAME)	(NAME)	**105 15 0 027.00 & 105 15 0 028.00**
150 Third Avenue South, Suite 2800		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37201		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **SEG INVESTMENTS, L.P., A TENNESSEE LIMITED PARTNERSHIP,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **BRANSFORD AVENUE OWNER, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the GRANTEE, its successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Tract 1:
Land in Davidson County, Tennessee, being Lot No. 8 on the Map of Cumberland Park Subdivision of record in Plat Book 1424, Page 15, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract 2:
Land in Davidson County, Tennessee, being Lot No. 9 on the Map of Cumberland Park Subdivision of record in Plat Book 1424, Page 15, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gaw Properties, LP, a Tennessee limited partnership by Warranty deed from Louis T. Lester and wife, Bonnie Faye Lester of record in Book 11470, page 191, Register's Office for Davidson County, Tennessee, dated May 3, 1999 and recorded on May 7, 1999.

GAW Properties, LP having subsequently merged with GEP, LP upon the filing with the TN SOS dated Dec 22, 2010, the merged successor-in-interest entity being known as SEG Investments, L.P.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 15, Register's Office for Davidson County, Tennessee.
- Easement of record in Book 1560, Page 621, in the Register's Office for Davidson County, Tennessee.
- Taxes for the year 2023 and subsequent years, a lien not yet due and payable.
- Any and all existing easements and restrictions as shown of record not stated herein.

This is **improved** property known as: **2124 and 2128 Bransford Avenue, Nashville, Tennessee 37204**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTE, and its successors and assigns forever; and GRANTOR does hereby covenant to GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and it does further covenant and bind itself, its successors and assigns, 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 my/our hand(s) this the 4th DAY OF JANUARY, 2023.

SEG Investments, LP
a Tennessee limited partnership

BY: JD Management, Inc.
ITS: General Partner

By: Jeffrey Gaw
Its: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeffrey Gaw, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged himself to be the President of JD Management, Inc., a Tennessee corporation, the General Partner of SEG Investments, LP, a Tennessee limited partnership, the within named bargainor, and that as such President on behalf of the General Partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 4th day of January, 2023.

Notary Public
My Commission Expires:
03/16-26

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212