3rd

WARRANTY DEED

Karen Johnson Davidson County
Batch# 970972 DEEDWARR
02/15/2023 09:16:30 AM 3 pgs
Fees: $18.00 Taxes: $18,028.25
20230215-0010923

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,872,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of February, 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
DLP Timberland Heights, LLC, a Minnesota limited liability company	DLP Timberland Heights, LLC, a Minnesota limited liability company	11816005700
(NAME)	(NAME)	
1404 Calvin Avenue	1404 Calvin Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Nashville, TN 37206	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Gregory Scott Graham,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **DLP Timberland Heights, LLC, a Minnesota limited liability company,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Tract I: 0 Armory Dr. - Map/Parcel No. 11816008500

Land in Davidson County, Tennessee, being Lot No. 168 on the Plan of Resubdivision of Lots 166, 167 & 168 Sidco Section Three of record in Plat at Instrument No. 20070103-0001073, Surveyor's Certificate of Correction of record at Instrument No. 20070423-0048119, 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 II: 2949 Armory Dr. - Map/Parcel No. 11816005700

Land in Davidson County, Tennessee, being Lot No. 169 on the Plan Section 3, Sidco of record in Plat Book 2663, Page 41, 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 Gregory Scott Graham by Warranty Deed from Heffington Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20140918-0085722 Register's Office for Davidson County, Tennessee, dated September 11, 2014 and recorded on September 18, 2014, as corrected by Scrivener's Affidavit of record at Instrument No. 20140930-0090028, said Register's Office.

unimproved ☐

This is improved ☑ property, known as 2949 Armory Drive, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 hands this 10th day of February, 2023.

Gregory Scott Graham

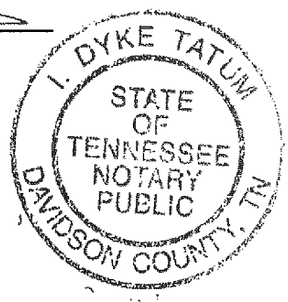
State of Tennessee
County of Davidson

On this 10th day of February, 2023, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Gregory Scott Graham, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that he executed the within instrument for the purposes therein contained as his free act and deed.

Witness my hand and official seal this 10th day of February, 2023.

Notary Public I. Dyke Tatum
My Commission Expires: May 05, 2025

File No.: 22-DLPTIM



Tennessee Certification of Electronic Document

I, James E. Spruill, do hereby make oath that I am a licensed attorney and/or 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 02/14/23 (date of document).

Affiant Signature

02/14/23
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14th day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

