WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160029253 DEEDWARR
Recvd: 04/11/16 13:58 4 pgs
Fees: 23.00 Taxes: 320.05
20160411-0034504

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $86,500.00

Affiant

Subscribed and sworn to before me this ____ day of ____, 20__

Notary Public
My Commission expires: (Affix Seal)

JOANN HUTCHISON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires JULY 2, 2018

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Exit Properties General Partnership	Exit Properties General Partnership	092-06-0-144.00
4147 G N. Mt. Juliet Road	P.O. Box 1955	
Mt. Juliet, TN 37122	Mt. Juliet TN 37121	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Amanda Dean, as Successor Trustee for The 2906 Clare Avenue Trust, dated March 22, 2016**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Exit Properties General Partnership, a Tennessee general partnership**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lots Nos. 6 and 7 of Block 14 on the plan of Fisk University Place, of record in Book 421, pages 4 and 5, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lots Nos. 6 and 7 front together 50 feet on the northerly side of Clare Street and run back 123 feet, more or less, on the westerly line and 125.5 feet, more or less, on the easterly line to a dead line measuring 50 feet thereon.

Being the same property conveyed to Andy Maloney, as Trustee for The 2906 Clare Avenue Trust, by deed from Anita Kaye Sanders, unmarried, on March 22, 2016, of record in Instrument Number 20160330-0030061, Register's Office for Davidson County, Tennessee. Amanda Dean qualified and was appointed Successor Trustee for The 2906 Clare Avenue Trust.

See Exhibit "A", Certification of Trust attached hereto and made a part hereof.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 421, pages 4 and 5, Register's Office Davidson County, Tennessee.

This is improved property known as: **2906 Clare Avenue, Nashville, TN 37209**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this April 6, 2016.

The 2906 Clare Avenue Trust,

By Amanda Dean, Successor Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Amanda Dean, as Successor Trustee for The 2906 Clare Avenue Trust, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 6, 2016

My commission expires 1-3-17

Notary Public

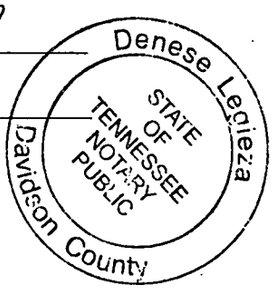


Exhibit A to Warranty Deed
CERTIFICATION OF TRUST and AFFIDAVIT
(This document will be recorded.)

Trustee: **Amanda Dean, Trustee**
Trust: **The 2906 Clare Avenue Trust**
Date of Trust: **March 22, 2016**
Property: **2906 Clare Avenue, Nashville, TN 37209**

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, duly commissioned and qualified, the within named Affiants, **Amanda Dean, as Successor Trustee** for the above Trust, to me personally known or who proved to me on the basis of satisfactory evidence, and who being first duly sworn, did depose and say:

1. That I, Amanda Dean, declare that I am a resident of the County of Robertson, State of Tennesesee.
2. That I, **Amanda Dean**, declare I am the Successor Trustee of the above referenced Trust.
3. That no person, Trustee, Successor Trustee, or beneficiary under said Trust has any right to the above referenced Property and specifically has no desire or right to purchase said Property.
4. That said Trust was created under an "Agreement and Declaration of Trust for The 2906 Clare Avenue Trust" dated March 22, 2016, and said Trust is entitled, **The 2906 Clare Avenue Trust.**

5. That the terms of said Trust in part state as follows:

Paragraph 5. Powers of Trustee

...

c. Without prejudice to the general powers conferred on the Trustee hereunder, it is hereby declared that the Trustee shall have the following powers, with the consent of the Beneficiaries:

...

(2) To sell at public auction or private sale ... any part, or the whole of the Trust Property which may, from time to time form part of the Trust estate....

...

(5) To make, execute, acknowledge, and deliver all deeds, releases, ... contracts ... and other obligations of whatsoever nature relating to the Trust Property, and generally to have full power to do all things and perform all acts necessary to make the instruments proper and legal.

...

Paragraph 6. Duties of Trustee. It shall be the duty of the Trustee in addition to the other duties herein imposed upon him:

...

e. To sell the Trust Property and distribute the proceeds therefrom:....

6. That no other terms of said Trust or any amendments thereto would prohibit Trustee's ability or authority to convey the hereinabove referenced property as Trustee.
7. That the Trustee, **Amanda Dean,** is not under any legal disability or other disability which would render him incompetent or otherwise unable to execute binding documents on behalf of the above trust property.
9. That I hereby certify that I am empowered as Successor Trustee under the Trust document to exercise powers for the benefit of the Trust and/or its Beneficiary(ies), including the power to convey any assets specifically including real property belonging to the Trust.
10. That my authority as Trustee has not been revoked or terminated.
11. That if pursuant to the terms of the Trust, Beneficiary's approval is required in order for Trustee to perform as set forth herein, then Trustee affirms that all such approvals have occurred.
12. That no changes, modifications, amendments, alterations, mergers or divisions of the Trust or terms therein have occurred which would in any way limit, extinguish, or terminate the authority of Trustee to act or perform on behalf of the Trust including but not limited to Trustee's authority to execute deeds of conveyance on behalf of Trust.
13. That this Certification of Trust shall be attached to the deed of conveyance for the above referenced Property and recorded in the Register's Office for Davidson County, Tennessee.

Initials: AD

14. That the affirmations made in this Affidavit shall be binding on our heirs, beneficiaries, successors and/or assigns and on those of **The 2906 Clare Avenue Trust,** and/or its Trustee.

~~15. That The 2906 Clare Avenue Trust is one and the same as The 2906 Clare Avenue Trust U/A/D July 6, 2015.~~ NO

16. That Andy Maloney, Trustee, resigned by "Resignation of Trustee Certificate" dated March 25, 2016, and affirms said resignation by executing this Certification of Trust.

IN TESTIMONY WHEREOF, I hereunto subscribe my signature this 5th day of April 2016.

Amanda Dean, Trustee of "The 2906 Clare Avenue Trust," Affiant

Trustee

Andy Maloney

STATE OF TENNESSEE
COUNTY OF Davidson

I HEREBY CERTIFY, that on the 5th day of April 2016, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared **Amanda Dean, as Trustee** of **The 2906 Clare Avenue Trust** known to me or satisfactorily proven to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledge that he executed the same for the purpose therein contained.

AS WITNESS my hand and seal the day and year first above written.

Renese Legiza
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

NOTARY PUBLIC
COMMISSION EXPIRATION: 7-3-17

STATE OF TENNESSEE
COUNTY OF Davidson

I HEREBY CERTIFY, that on the 5th day of April 2016, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared **Andy Maloney** known to me or satisfactorily proven to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledge that he executed the same for the purpose therein contained.

AS WITNESS my hand and seal the day and year first above written.

HALE E. WILSON, III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
COMMISSION EXPIRATION: 7/8/19

THIS DOCUMENT WAS PREPARED BY:
CINDY S. SMITH, P.C.
P.O. BOX 292004
NASHVILLE, TN 37229-2004

1604-065

Initials: _____