THIS INSTRUMENT PREPARED BY:

CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

BILL GARRETT, Davidson County
Trans:T20160036064 DEEDWARR
Recvd: 05/02/16 13:05 2 pgs
Fees:13.00 Taxes:1924.00
20160502-0042905

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $520,000.00.

Heather D. Wood
Affiant

Subscribed and sworn to before me as of the 28th day of April 2016.

Notary Public

My Commission Expires: 3/7/2017

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires March 7, 2017

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
BBW Properties, LLC 241 Creekside Drive Lewisburg, TN 37091	SAME	117-13-0-126.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Trustees of The Elizabeth Roller Revocable Living Trust and Elizabeth Rowena Roller**, unmarried, hereinafter referred to as "Grantors," have bargained and sold, and by these presents do hereby transfer and convey unto **BBW Properties, LLC , a Tennessee limited liability company,** its heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Section Two, Abbott Martin Estates, of record in Plat Book 3500, Page 68, 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 Elizabeth Roller, unmarried and Helen C. Glover, a widow by Warranty Deed from Ira T. Adams and wife, Martha S. Adams, of record in Book 3965, Page 564, Register's Office for Davidson County, Tennessee, dated December 2, 1965 and recorded on December 6, 1965. The said Helen C. Glover having since died, and by her Last Will and Testament of record in Book 7101, Page 19, Register's Office for Davidson County, Tennessee, devised her one-half interest in the subject property to Elizabeth Rowena Roller, for the remainder of her life and at her death, to her children, Thomas H. Glover, Jr., Allan Hayes Glover and Emily Glover Ross, equally, with the children of any deceased child taking his or her parent's share.

Being the same property conveyed to The Elizabeth Roller Revocable Living Trust by Quitclaim Deed from Elizabeth Roller, of record in Instrument No. 20000314-0026245, Register's Office for Davidson County, Tennessee, dated February 18, 2000 and recorded on March 14, 2000.

Being the same property conveyed to Allan Glover and/or Bruce Ross, Trustees of The Elizabeth Roller Revocable Living Trust, established by the Revocable Trust Agreement of Elizabeth Roller, dated October 21, 1999, as amended and restated on February 02, 2015 by Quitclaim Deed from Elizabeth Roller, Trustee of the Elizabeth Roller Revocable Living Trust, of record in Instrument No. 20150205-0010918, Register's Office for Davidson County, Tennessee, dated February 02, 2015 and recorded on February 05, 2015.

Being also known as 3912 Caylor Drive, Nashville, TN 37215-2402.

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said "Grantee," its heirs and/or assigns forever; and "Grantors" do covenant

with the said "Grantee" that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as stated herein as follows:

1. Taxes for the year 2016 a lien, not yet due and payable.

2. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

3. Subject to all matters shown on the Plan of record in Plat Book 3500, Page 68, Register's Office for Davidson County, Tennessee.

4. The taxes for 2016 have been prorated at closing and are assumed by Grantee.

5. Easements or claims of easements not shown by the Public Records.

Grantors further covenant and bind themselves, their heirs and representatives to warrant and forever defend the title to said real estate to said Grantee, its heirs and/or assigns, against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the "Grantors" have caused their name to be affixed hereto as of the 28th day of April, 2016.

Trustees of The Elizabeth Roller Revocable Living Trust

By: _____
Bruce Ross, Trustee

_____
Elizabeth Rowena Roller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Bruce Ross**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of the within named bargainor, Trustees of The Elizabeth Roller Revocable Living Trust, and that he in such capacity, and on behalf of the said Trust, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by himself as Trustee.

Witness my hand and official seal in Nashville, Tennessee, this 28th day of April, 2016.

_____
Notary Public

My Commission Expires: 1-8-19

KIMBERLY CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN 8, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Elizabeth Rowena Roller**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal in Nashville, Tennessee, this 28th day of April, 2016.

_____
Notary Public

My Commission Expires: 1-8-19

KIMBERLY CARTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN 8, 2019