BILL GARRETT, Davidson County
Trans:T20160100229 DEEDWARR
Recvd: 11/14/16 13:45 7 pgs
Fees:38.00 Taxes:851.00
20161114-0119761

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,000.00

Affiant

Subscribed and sworn to before me, this 8TH DAY OF NOVEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shaar Forero Properties, Inc. a Tennessee Corporation	Shaar Forero Properties, Inc. a Tennessee Corporation	04112014800
	(NAME)	
4313 Belle Mina Lane	4313 Belle Mina Lane	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Nadeen Burkeen and Doris Sue Sullivan and Baxter Cox and Bobby Green and Margaret Emogene McCoy and Mary Hayes and David Michael Hayes and James Dale Hayes and Debra Lynn Hintz and Dorothy S. Brannom and Linda Lee Stinson and Thomas Edwin Stinson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Shaar Forero Properties, Inc. a Tennessee Corporation, hereinafter called the Grantees, successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 MARKETPLACE SUBDIVISION, OF RECORD IN INSTRUMENT NO. 20120426-0035789, REGISTERS OF DEEDS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPREHENSIVE AND BINDING DESCRIPTION.

BEING PART OF THE SAME PROPERTY CONVEYED TO VERNON EWING JOHNSON AND WIFE ANNIE TRULA JOHNSON BY DEED OF RECORD IN BOOK 2856, PAGE 372, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. THE SAID VERNON EWING JOHNSON DIED ON AUGUST 25, 1990, SURVIVED BY HIS WIFE, ANNIE TRULA JOHNSON. ANNIE TRULA JOHNSON DIED UNMARRIED AND TESTATE ON JULY 29, 2006. BY HER WILL, ADMITTED TO PROBATE BY ORDER OF THE PROBATE COURT FOR DAVIDSON COUNTY, TENNESSEE, CASE 06P-1263, SHE DEVISED THE PROPERTY IN SHARES AS FOLLOWS: (A) TO BAXTER COX, DORRIS SULLIVAN, AND NADINE BENNETT, EQUAL TENANTS IN COMMON IN AND TO A 25% SHARE IN THE WHOLE. DORIS SUE SULLIVAN AND DORRIS SULLIVAN ARE ONE AND THE SAME PERSON. NADINE BURKEEN AND NADINE BENNETT ARE ONE AND THE SAME PERSON. (B) TO BOBBIE GREEN AND IMOGENE MCCOY, EQUAL TENANTS IN COMMON IN AND TO A 25% SHARE IN THE WHOLE. BOBBY GREEN AND BOBBIE GREEN ARE ONE AND THE SAME PERSON. MARGARET EMOGENE MCCOY AND IMOGENE MCCOY ARE ONE AND THE SAME PERSON. (C) TO ESTELLE HAYS, A 25% SHARE IN THE WHOLE. ESTELLE HAYES, BEING ONE AND THE SAME PERSON AS ESTELLE HAYS, DIED UNMARRIED AND TESTATE ON JULY 3, 2014. BY HER WILL, ADMITTED TO PROBATE BY THE CHANCERY COURT FOR SUMNER COUNTY, TENNESSEE, CASE 2014-PR-396, SHE DEVISED HER INTEREST IN EQUAL SHARES TO DEBRA HINTZ, DAVID MICHAEL HAYES, JAMES DALE HAYES, AND MARY E. HAYES. (D) TO DOROTHY BRANNOM, A 12.5% SHARE IN THE WHOLE. DOROTHY S. BRANNOM AND DOROTHY BRANNOM ARE ONE AND THE SAME PERSON. (E) TO CLARENCE EDWIN STINSON, A 12.5% SHARE IN THE WHOLE. CLARENCE EDWIN STINSON DIED INTESTATE ON MAY 4, 2012, SURVIVED BY HIS SPOUSE SYBLE C. STINSON AND ALL OF HIS CHILDREN, BEING LINDA LEE STINSON AND THOMAS EDWIN STINSON. SYBLE C. STINSON SUBSEQUENTLY DIED UNMARRIED AND TESTATE, AND BY WILL, ADMITTED TO PROBATE BY THE CHANCERY COURT FOR WILLIAMSON COUNTY, TENNESSEE, CASE P-7148, DEVISED HER INTEREST TO LINDA LEE STINSON AND THOMAS EDWIN STINSON.

MICHAEL E. BRANNOM EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF MARGARET EMOGENE MCCOY PURSUANT TO SPECIAL LIMITED POWER OF ATTORNEY OF RECORD IN INSTRUMENT NO. 20061005-0123963, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

WARRANTY DEED
(Continued)

MICHAEL E. BRANNOM EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF BOBBY GREEN PURSUANT TO SPECIAL LIMITED POWER OF ATTORNEY OF RECORD IN INSTRUMENT NO. 20061005-0123961, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

MICHAEL E. BRANNOM EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF JAMES DALE HAYES PURSUANT TO SPECIAL LIMITED POWER OF ATTORNEY OF RECORD IN INSTRUMENT NO. 20161114-0119758, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

MICHAEL E. BRANNOM EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF DEBRA LYNN HINTZ PURSUANT TO SPECIAL LIMITED POWER OF ATTORNEY OF RECORD IN INSTRUMENT NO. 20161114-0119760, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

MICHAEL E. BRANNOM EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF DAVID MICHAEL HAYES PURSUANT TO SPECIAL LIMITED POWER OF ATTORNEY OF RECORD IN INSTRUMENT NO. 20161114-0119759, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

MICHAEL E. BRANNOM EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF MARY HAYES PURSUANT TO SPECIAL LIMITED POWER OF ATTORNEY OF RECORD IN INSTRUMENT NO. 20161114-0119756, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

MICHAEL E. BRANNOM EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF THOMAS EDWIN STINSON, PURSUANT TO SPECIAL LIMITED POWER OF ATTORNEY OF RECORD IN INSTRUMENT NO. 20161114-0119755, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

MICHAEL E. BRANNOM EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF LINDA LEE STINSON, PURSUANT TO SPECIAL LIMITED POWER OF ATTORNEY OF RECORD IN INSTRUMENT NO. 20161114-0119757, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

MICHAEL E. BRANNOM EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF BAXTER COX PURSUANT TO SPECIAL LIMITED POWER OF ATTORNEY OF RECORD IN INSTRUMENT NO. 20061005-0123958, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

MICHAEL E. BRANNOM EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF DORIS SUE SULLIVAN PURSUANT TO SPECIAL LIMITED POWER OF ATTORNEY OF RECORD IN INSTRUMENT NO. 20061005-0123959, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

MICHAEL E. BRANNOM EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF NADEEN BURKEEN PURSUANT TO SPECIAL LIMITED POWER OF ATTORNEY OF RECORD IN INSTRUMENT NO. 20061005-0123960, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

MICHAEL E. BRANNOM EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF DOROTHY S. BRANNOM PURSUANT TO SPECIAL LIMITED POWER OF ATTORNEY OF RECORD IN INSTRUMENT NO. 20061005-0123957, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO 2017 TAXES AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved (X)
This is improved ( ) property, known as 3845 Dickerson Pike, Nashville, TN 37207
(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

WARRANTY DEED
(Continued)

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 hand(s) this 8th day of November, 2016.

Nadeen Burkeen by Michael E Brannom Attorney in fact
Nadeen Burkeen, by Michael E. Brannom,
Attorney-in-Fact

Doris Sue Sullivan by Michael E Brannom Attorney in fact
Doris Sue Sullivan, by Michael E. Brannom,
Attorney-in-Fact

Baxter Cox by Michael E Brannom Attorney in fact
Baxter Cox, by by Michael E. Brannom,
Attorney-in-Fact

Bobby Green by Michael E Brannom
Bobby Green, by Michael E. Brannom,
Attorney-in-Fact

Margaret Emogene McCoy by Michael E Brannom Attorney in fact
Margaret Emogene McCoy, by Michael E.
Brannom, Attorney-in-Fact

Mary Hayes by Michael E Brannom Attorney in fact
Mary Hayes, by Michael E. Brannom,
Attorney-in-Fact

David Michael Hayes by Michael E Brannom
David Michael Hayes, by Michael E. Brannom,
Attorney-in-Fact

James Dale Hayes by Michael E Brannom
James Dale Hayes, by Michael E. Brannom,
Attorney-in-Fact

Debra Lynn Hintz Michael E Brannom
Debra Lynn Hintz, by Michael E. Brannom,
Attorney-in-Fact

Dorothy S. Brannom Michael E Brannom
Dorothy S. Brannom, by Michael E. Brannom,
Attorney-in-Fact

Linda Lee Stinson by Michael E Brannom
Linda Lee Stinson, by Michael E. Brannom,
Attorney-in-Fact

Thomas Edwin Stinson Michael E Brannom
Thomas Edwin Stinson, by Michael E. Brannom,
Attorney-in-Fact

State of Tennessee
County of Davidson

On this 8th day of November, 2016, before me, a Notary Public, in and for said County and State, personally appeared Michael E. Brannom, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Nadeen Burkeen, acknowledged that such persons executed the same as the free act and deed of the said Nadeen Burkeen.

Witness my hand and seal, this 8th day of November, 2016.

Mary Birthright
Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-20-2019

WARRANTY DEED
(Continued)

My commission expires:

State of Tennessee
County of Davidson

On this 8th day of November, 2016, before me, a Notary Public, in and for said County and State, personally appeared Michael E. Brannom, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Doris Sue Sullivan, acknowledged that such persons executed the same as the free act and deed of the said Doris Sue Sullivan.

Witness my hand and seal, this 8th day of November, 2016.

Notary Public

My commission expires:



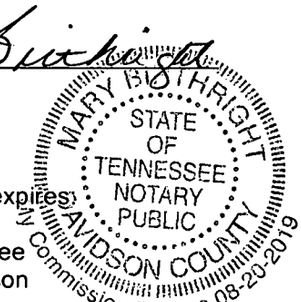
State of Tennessee
County of Davidson

On this 8th day of November, 2016, before me, a Notary Public, in and for said County and State, personally appeared Michael E. Brannom, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Baxter Cox, acknowledged that such persons executed the same as the free act and deed of the said Baxter Cox.

Witness my hand and seal, this 8th day of November, 2016.

Notary Public

My commission expires:



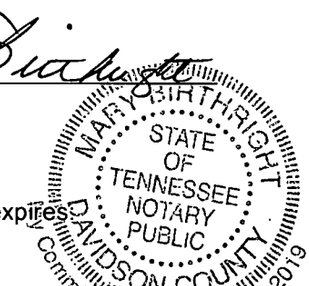
State of Tennessee
County of Davidson

On this 8th day of November, 2016, before me, a Notary Public, in and for said County and State, personally appeared Michael E. Brannom, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Bobby Green acknowledged that such persons executed the same as the free act and deed of the said Bobby Green.

Witness my hand and seal, this 8th day of November, 2016.

Notary Public

My commission expires:



State of Tennessee
County of Davidson

On this 8th day of November, 2016, before me, a Notary Public, in and for said County and State,

WARRANTY DEED
(Continued)

personally appeared Michael E. Brannom, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Margaret Emogene McCoy, acknowledged that such persons executed the same as the free act and deed of the said Margaret Emogene McCoy.

Witness my hand and seal, this 8th day of November, 2016.

Notary Public

My commission expires:

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

State of Tennessee
County of Davidson

On this 8th day of November, 2016, before me, a Notary Public, in and for said County and State, personally appeared Michael E. Brannom, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mary Hayes, acknowledged that such persons executed the same as the free act and deed of the said Mary Hayes.

Witness my hand and seal, this 8th day of November, 2016.

Notary Public

My commission expires:

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

State of Tennessee
County of Davidson

On this 8th day of November, 2016, before me, a Notary Public, in and for said County and State, personally appeared Michael E. Brannom, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of David Michael Hayes, acknowledged that such persons executed the same as the free act and deed of the said David Michael Hayes.

Witness my hand and seal, this 8th day of November, 2016.

Notary Public

My commission expires:

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-20-2019

State of Tennessee
County of Davidson

On this 8th day of November, 2016, before me, a Notary Public, in and for said County and State, personally appeared Michael E. Brannom, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of James Dale Hayes, acknowledged that such persons executed the same as the free act and deed of the said James Dale Hayes.

Witness my hand and seal, this 8th day of November, 2016.

WARRANTY DEED
(Continued)

Notary Public

My commission expires:

State of Tennessee
County of Davidson

On this 8th day of November, 2016, before me, a Notary Public, in and for said County and State, personally appeared Michael E. Brannom, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Debra Lynn Hintz, acknowledged that such persons executed the same as the free act and deed of the said Debra Lynn Hintz.

Witness my hand and seal, this 8th day of November, 2016.

Notary Public

My commission expires:

State of Tennessee
County of Davidson

On this 8th day of November, 2016, before me, a Notary Public, in and for said County and State, personally appeared Michael E. Brannom, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Dorothy S. Brannom, acknowledged that such persons executed the same as the free act and deed of the said Dorothy S. Brannom.

Witness my hand and seal, this 8th day of November, 2016.

Notary Public

My commission expires:

State of Tennessee
County of Davidson

On this 8th day of November, 2016, before me, a Notary Public, in and for said County and State, personally appeared Michael E. Brannom, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Linda Lee Stinson, acknowledged that such persons executed the same as the free act and deed of the said Linda Lee Stinson.

Witness my hand and seal, this 8th day of November, 2016.

Notary Public

My commission expires:

WARRANTY DEED
(Continued)

State of Tennessee
County of Davidson

On this 8th day of November, 2016, before me, a Notary Public, in and for said County and State, personally appeared Michael E. Brannom, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Thomas Edwin Stinson, acknowledged that such persons executed the same as the free act and deed of the said Thomas Edwin Stinson.

Witness my hand and seal, this 8th day of November, 2016.

Mary Birthright
Notary Public



My commission expires:

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072