THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 170712601** BILL GARRETT, Davidson County Trans:T20170072226 DEEDWARR Recvd: 08/21/17 10:02 2 pgs Fees:13.00 Taxes:2368.00 20170821-0085503	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $640,000.00 Grace P. Williams Affiant Subscribed and sworn to before me, this 17th day of August, 2017. Notary Public My Commission Expires: TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC Expires September 18, 2017

WARRANTY DEED

Address New Owner: 4417 GW, LLC 241 Creekside Dr Lewisburg, TN 37091	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-08-0-002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lisa Lovell Adair, Trustee of the Lisa Lovell Adair Revocable Trust, dated April 20, 2017** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **4417 GW LLC, a Tennessee Limited Liability Company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the southerly 150 feet of Lot No. 5 on the Plan of George W. Blair' s Revised Subdivision of Belmont Park Place, as of record in Book 421, pages 118 and 119, Register' s Office for said County.

Said part of lot fronts 150 feet on the westerly side of Granny White Pike and runs back between lines 265 feet more or less to an alley in the rear measuring 150 feet thereon.

Being the same property conveyed to MARVIN H. LOVELL AND WIFE, LAURA E. LOVELL , by deed from MARION A. WILLIAMS AND WIFE, THELMA I. WILLIAMS, of record in Book 3466, page 187 , dated December 13, 1962 , said Register's Office. The said Marvin H. Lovell having since died on or about November 22, 2001, leaving Laura E. Lovell the surviving tenant by the entirety. The said Laura E Lovell having since died testate on or about December 21, 2016. Lisa Lovell Adair, Executrix of the Estate of Laura E. Lovell, Docket No. 17P265 in the Seventh Circuit Court for Davidson County, Tennessee has full power to convey said property. For further reference see Executor's Deed devising subject property to LISA LOVELL ADAIR from LISA LOVELL ADAIR, EXECUTOR OF THE LAURA E. LOVELL, of record in Instrument No. 20170425-0040253, dated April 20, 2017, said Register's Office. Being further conveyed to LISA LOVELL ADAIR, TRUSTEE OF THE LISA LOVELL ADAIR REVOCABLE TRUST DATED APRIL 20, 2017, by Quitclaim Deed from LISA LOVELL ADAIR, of record in Instrument No. 20170425-0040254, dated April 20, 2017, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 131-08-0-002.00.

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Book 421, pages 118 and 119, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4121, page 353, said Register's Office.

This is improved property located at 4417 Granny White Pike Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of August, 2017.

Lisa Lovell Adair Revocable Trust, dated
April 20, 2017

Lisa Lovell Adair Trustee

By: Lisa Lovell Adair, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lisa Adair, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the Lisa Lovell Adair Revocable Trust, dated April 20, 2017, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 17th day of August, 2017.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018