NEW OWNER:

The Valentine-Goss Family Living Trust, dated
December 30, 2008
4021 Sunnybrook Drive
Nashville, TN 37205

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 17-0145 KP

130-03-0
108.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20170073139 DEEDWARR
Recvd: 08/23/17 11:01 3 pgs
Fees:18.00 Taxes:7622.00
20170823-0086576

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Million Sixty Thousand and 00/100 Dollars ($2,060,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **4021 SUNNYBROOK, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,**("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **JOHN ROBERT VALENTINE AND ELENA M. GOSS, TRUSTEES OF THE VALENTINE-GOSS FAMILY LIVING TRUST, DATED DECEMBER 30, 2008,** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Being Lot No. 6 on the Plan of Royal Oaks-Veevers' Addition of record in Plat Book 2083, Page 13, 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 4021 Sunnybrook, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Jane K. Norris, unmarried, of record in Instrument No. 20160601-0054904, Register's Office for Davidson County, Tennessee, dated May 27, 2016, and recorded on June 1, 2016.

Being IMPROVED property known as 4021 Sunnybrook Drive, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 17th day of **August, 2017**.

4021 SUNNYBROOK, LLC
BY: NATHAN LYONS, MEMBER

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, 4021 SUNNYBROOK, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that it executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of **August, 2017**.

Jacqueline G Brown
NOTARY PUBLIC

My commission expires: 11-5-18

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **2,060,000.00** .

AFFIANT

Sworn to and subscribed to before me this 17th day of **August, 2017**.

NOTARY PUBLIC

My commission expires: 07.11.2021