THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 17091[illegible]

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $600,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of November, 2017.

Notary Public
My Commission Expires: _____

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

Bill Garrett Davidson County
Batch# 23344 DEEDWARR
11/07/2017 03:34:49 PM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20171107-0114739

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
4501 Alcott LLC PO Box 158434 Nashville, TN 37215	New Owner	Tax Parcel ID No. 130-04-098.00

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, **Sarah Lea Thomas** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **4501 Alcott 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 Lot No. 34 on the Plan of Sneed Estates, as of record in Book 2133, Pages 10 and 11, Register's Office for said County, Said Lot No. 34 fronts 134 feet on the Easterly side of Wallace Lane and runs back 302.1 feet on the Northerly line and 301 feet on the Southerly line to a dead line on which it measures 134 feet.

Being the same property conveyed to George D. Thomas Jr., and wife, Sarah Lea Thomas by Warranty Deed from R. P. Hill and wife, Clara E. Hill, recorded on the 23rd day of August, 1957 in Deed Book 2694, Page 541, in the Register's Office of Davidson County, Tennessee.

George D. Thomas, Jr. having died June 8th, 2008 in Davidson County, his interest having passed to Sarah Lea Thomas as the surviving tenant by the entirety.

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.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 2133, Page(s) 10-11, Book 4356, Page 296, Book 4705, Page 508 and Book 5817, Page 771.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2092, Page 410, Book 2097, Page 93, Book 2099, Page 581 and Book 6037, Page 878.

This is improved property located at 4232 WALLACE LANE Nashville, TN 37215-3232.

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 7th day of November, 2017.

Sarah Lea Thomas

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sarah Lea Thomas, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of November, 2017.

Notary Public

My Commission Expires: _____

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