THIS INSTRUMENT PREPARED BY:
LAW OFFICE OF DAVID A. CHILDRESS, P.C.
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $670,000.00.

AFFIANT

Subscribed and sworn to before me this 13th day of November 2017.

Notary Public

My Commission Expires: March 8, 2021

SHANNON D. WALKER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 8, 2021

Bill Garrett Davidson County
Batch# 25424 DEEDWARR
11/14/2017 10:47:59 AM 3 pgs
Fees: $18.00 Taxes: $2,479.00

20171114-0116881

Address New Owner(s) As Follows:	Send Tax Bills To:	Parcel ID Number
Midtown Realty, LLC P.O. Box 331235 Nashville, Tennessee 37203-7512	New Owner	118-02-0-202.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

JOE BOB BARNHILL and SUE G. BARNHILL, CO-TRUSTEES, of the Joe Bob and Sue G. Barnhill Revocable Trust dated July 7, 2016

(herein referred to as "Grantors"), have bargained and sold, and by these presents do hereby transfer and convey unto

MIDTOWN REALTY, LLC, a Tennessee limited liability company

(herein referred to as "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 30 on the Map of Waddey's Subdivision of Westwood, of record in Book 332, page 99, Register's Office for Davidson County, Tennessee.

Said Lot No. 30 fronts 50 feet on the westerly side of Westwood Drive or 7th Avenue South, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to JOE BOB BARNHILL and wife, EMMA SUE BARNHILL, by warranty deed from TANDY W. WILSON, III, a married person and TANDY WEST WILSON, IV, a married person, dated June 3, 1998, of record in Book 10965, Page 38, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JOE BOB BARNHILL and SUE G. BARNHILL, CO-TRUSTEES, of the Joe Bob and Sue G. Barnhill Revocable Trust dated July 7, 2016, by quitclaim deed from JOE BOB BARNHILL and wife, EMMA SUE BARNHILL, dated July 7, 2016, of record in Instrument No. 20160707-0069643, Register's Office for Davidson County, Tennessee. SUE G. BARNHILL and EMMA SUE BARNHILL are one in the same person.

This legal description is the same as used in the previous deed of record.

This conveyance is made subject to the limitations, restrictions, and encumbrances as set forth below:

1. Davidson County taxes and assessments for the year 2018 and subsequent years, not yet due and payable;

2. Matters shown on the Map of Waddey's Subdivision of Westwood, of record in Book 332, Page 99, Register's Office for Davidson County, Tennessee; and

3. Sanitary Sewer and/or Storm Drainage Easement of record in Book 4614, Page 646, Register's Office for Davidson County, Tennessee.

BEING improved property, known as 2723 Westwood Dr., Nashville, Tennessee 37204.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever; and Grantors do covenant with the said Grantee that Grantors 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 forth. Grantors do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to said land to the said Grantee, Grantee's successors 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.

[Signatures on following page]

IN WITNESS WHEREOF, the Grantors have executed this instrument this 13 day of November 2017.

Joe Bob Barnhill, Co-Trustee of the Joe Bob and Sue G. Barnhill Revocable Trust dated July 7, 2016

Sue G. Barnhill, Co-Trustee of the Joe Bob and Sue G. Barnhill Revocable Trust dated July 7, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared JOE BOB BARNHILL, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Co-Trustee of the Joe Bob and Sue G. Barnhill Revocable Trust dated July 7, 2016 and that he executed the foregoing instrument as such Co-Trustee for the purpose therein contained.

WITNESS my hand and official seal at office, this 13th day of November 2017.

Notary Public

My Commission Expires: March 8, 2021

SHANNON D WALKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 8, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared SUE G. BARNHILL, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Co-Trustee of the Joe Bob and Sue G. Barnhill Revocable Trust dated July 7, 2016 and that she executed the foregoing instrument as such Co-Trustee for the purpose therein contained.

WITNESS my hand and official seal at office, this 13th day of November 2017.

Notary Public

My Commission Expires: March 8, 2021

SHANNON D WALKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 8, 2021