This Instrument Prepared By:

C. Tucker Herndon
Burr & Forman LLP
222 Second Avenue South, Ste. 2000
Nashville, Tennessee 37201

Bill Garrett Davidson County
Batch# 53093 DEEDWARR
01/30/2018 10:42:30 AM 8 pgs
Fees: $43.00 Taxes: $1,480.00
20180130-0009366

GENERAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
Good Ol' Boys, LLC 1911 Division Street Nashville, Tennessee 37203	Same
Map(s) & Parcel No(s).: 091-10-0-132.00 and 091-10-0-133.00	

THIS **GENERAL WARRANTY DEED** is made as of the 18th day of January 2018, between **TIFFANY ROBINSON AND GENEVA F. MCNABB, CO-EXECUTRICES OF THE ESTATE OF MARY JANE OSBURN HULAN,** as grantor and being collectively, the "Grantor", and **GOOD OL' BOYS, LLC**, a Tennessee limited liability company, as grantee and being "Grantee":

W I T N E S S E T H

THAT SAID GRANTOR, for and in consideration of the sum of TEN NO/100 ($10.00) DOLLARS, and other good and valuable consideration, to it in hand paid by said Grantee, the receipt of which is hereby acknowledged, has granted, bargained, transferred, sold and conveyed, and does by these presents grant, bargain, sell, transfer and convey unto Grantee the real property described as follows:

TRACT I:

Land in Davidson County, Tennessee, being Lot(s) 16, as shown on the map entitled the Subdivision of Lots 39 and 40 in the B.F. Cockrill Farms, of record in Book 332, page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 16 fronts 50 feet on the north side of Robertson Avenue and extends back northwardly between parallel lines and with the west margin of Ethel Street, 150 feet to an alley.

Being the same property conveyed to Willoughby Dozier Hulan and wife, Mary Jane Hulan, by deed dated April 2, 1947 from Ellen White Clemons and husband, Walter Clemons, of record in Book 1468, page 502, said Register's Office. Said property being further conveyed to Willoughby Dozier Hulan and wife, Mary Jane Hulan, and Ada Mai Hulan, by deed dated May 7, 1957 of record in Book 2619, page 599, said Register's Office. The said Ada Mai Hulan having since died leaving Willoughby Dozier Hulan and Mary Jane Hulan the surviving tenants by the entirety. The said Willoughby Dozier Hulan having since died on or about April 13, 2003, leaving Mary Jane Hulan the surviving tenant by the entirety. The said Mary Jane Hulan having since died testate on or about December 25, 2015. Tiffany Robinson and Geneva F. McNabb, Co-Executrices of the Estate of Mary Jane Osburn Hulan, having the fill power to convey said property pursuant to the Will of record in the Seventh Circuit Probate Court of Davidson County, Nashville, Tennessee, Docket No. 16P-91.

This is unimproved property known as 0 Robertson Avenue, Nashville, Davidson County, Tennessee.

TRACT II:

Land in Davidson County, Tennessee, being Lot(s) 17, as shown on the map entitled the Subdivision of Lot Nos. 39 and 40 in the Division of B.F. Cockrill Farm, of record in Book 332, page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot 17 fronts 50 feet on the northerly side of Robertson Road and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Willoughby Dozier Hulan by deed dated June 2, 1951, from Ada Mai Hulan (reserving a life estate), of record in Book 2011, page 323, said Register's Office. Said property being further conveyed to Willoughby Dozier Hulan and wife, Mary Jane Hulan, and Ada Mai Hulan, by deed dated May 7, 1957 of record in Book 2619, page 599, said Register's Office. The said Ada Mai Hulan having since died leaving Willoughby Dozier Hulan and Mary Jane Hulan the surviving tenants by the entirety. The said Willoughby Dozier Hulan having since died on or about April 13, 2003, leaving Mary Jane Hulan the surviving tenant by the entirety. The said Mary Jane Hulan having since died testate on or about December 25, 2015. Tiffany Robinson and Geneva F. McNabb, Co-Executrices of the Estate of Mary Jane Osburn Hulan, having the fill power to convey said property pursuant to the Will of record in the Seventh Circuit Probate Court of Davidson County, Nashville, Tennessee, Docket No. 16P-91.

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This is improved property known as 5824 Robertson Avenue, Nashville, Davidson County, Tennessee.

TOGETHER with all easements, hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein, including homestead.

TO HAVE AND TO HOLD the same unto the Grantee, its successors and assigns, forever. **AND** said Grantor, for itself and its successors and assigns, does hereby covenant with said Grantee, its successors and assigns, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all liens and encumbrances and that it will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever; provided, however, this conveyance is made subject only to (i) the matters set forth on Exhibit "A" attached and incorporated herein by reference; (ii) 2017 taxes which Grantor assumes and agrees to pay; and (iii) 2018 taxes which shall be prorated as of the date of closing and which Grantee assumes and agrees to pay.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

[Remainder of Page Left Intentionally Blank; Signature Pages Follow]

IN WITNESS WHEREOF, the said Grantor hereunder has caused this instrument to be executed as of the day and year first above written.

GRANTOR:

THE ESTATE OF MARY JANE HULAN

By: _____
TIFFANY ROBINSON, CO-EXECUTRIX OF THE ESTATE OF MARY JANE OSBURN HULAN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, Tiffany Robinson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she is the Co-Executrix of the Estate of Mary Jane Osburn Hulan, the within named bargainor, and that as such Co-Executrix, she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25 day of January, 2018.

Diane C Somers
Notary Public

My Commission Expires: 7-2-2018

DIANE C SOMERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

GRANTOR:

THE ESTATE OF MARY JANE HULAN

By: Geneva F. McNabb
GENEVA F. MCNABB, CO-EXECUTRIX OF THE ESTATE OF MARY JANE OSBURN HULAN

STATE OF TENNESSEE

COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned authority, a Notary Public in and for said County and State, Geneva F. McNabb, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she is the Co-Executrix of the Estate of Mary Jane Osburn Hulan, the within named bargainor, and that as such Co-Executrix, she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25 day of January, 2018.

Diane C Somers
Notary Public

My Commission Expires: 7-2-18

DIANE C SOMERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $400,000.00.

Affiant

Subscribed and sworn to before me this 26th day of January, 2018.

Notary Public

My Commission Expires: Dec 7. 2020

C. TUCKER HERNDON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Dec 7. 2020

EXHIBIT "A"

1. Matters shown on the Plan of record in Plat Book 332, page 41, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, C. Tucker Herndon, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Kristie Putman, a notary public for this county and state, C. Tucker Herndon, who acknowledges that this certification of an electronic document is true and correct and whose signature I ~~have~~ witnessed.

Notary's Signature

My Commission Expires: 5/5/2020

Notary' Seal (if on paper)

KRISTIE PUTMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.