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| **THIS INSTRUMENT PREPARED BY:**<br>**Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 34079-01-2018** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br><br>The actual consideration or value, whichever is greater, for this transfer is: $650,000.00.<br><br>Pamela B. Barnett<br>Affiant<br><br>Subscribed and sworn to before me this 7th day of May, 2018.<br><br>Notary Public<br><br>My Commission Expires: |

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

# WARRANTY DEED

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|---|---|---|
| **Address New Owner:**<br>Fry Classic Construction, LLC<br>2916 Berry Hill Dr<br>Nashville TN 37204 | **Send Tax Bills To:**<br>2916 Berry Hill Dr<br>Nashville TN 37204 | **Tax Information:**<br>Map and Parcel No.:<br>159 00 0 266 00 *<br>159 00 0 267.00 |

**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, **Wendell K. Barnett and wife, Pamela B. Barnett**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Fry Classic Construction, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at 5432 & 5436 Granny White Pike, Nashville, TN 37027.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Bill Garrett Davidson County
Batch# 96318 DEEDWARR
05/24/2018 11:20:41 AM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20180524-0049861

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 7th day of May, 2018.

Wendell K. Barnett

Pamela B. Barnett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Wendell K. Barnett and Pamela B. Barnett, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of May, 2018.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Nos. 2 and 3 on the Plan of Barnett Subdivision, as of record in Instrument No. 20131108-0116303, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Wendell K. Barnett and wife, Pamela B. Barnett by deed dated October 7, 1991 from David R. Emery of record in Book 8462, page 280, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 159 00 0 266 00 and 159 00 0 267 00.
2. All matters appearing on the Plan of record as Instrument No. 20131108-0116303, Register's Office for Davidson County, Tennessee.
3. Agreement for Dedication of Easement for Private Sanitary Sewer Service and Appurtenances of record in Instrument No. 20161117-0121409, Register's Office for Davidson County, Tennessee.
4. Agreement for Dedication of Easement for Private Stormwater Service and Appurtenances of record in Instrument No. 20180426-0039444, Register's Office for Davidson County, Tennessee.
5. Declaration of Restrictive Covenants for The Barnett Subdivision. To be recorded immediately prior to this Warranty Deed.