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Bill Garrett Davidson County
Batch# 122124 DEEDWARR
07/30/2018 09:36:55 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00

20180730-0073822

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

Affiant

Subscribed and Sworn to before me on this the 27th day of July, 2018.

Notary Public

My Commission Expires: 3/8/2021

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

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT PREPARED BY:
Kevin D. Montgomery
PREMIER ESCROW, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

WARRANTY DEED

Address New Owner	Send Tax Bills to	Map-Parcel Number
PFOX, LLC 2373 Quail Meadows Road Ozark, MO 65721	New Owner	P/O Map 132 10 Parcel 035.00

For good and valuable consideration, receipt of which is hereby acknowledged, Pinnacle Bank and Lisa T. Wheeler, Successor Co-Trustees of the GST Non-Exempt Trust U/W/O M. Carl Talley F/B/O Lisa T. Wheeler (1/2 undivided interest); and Pinnacle Bank and Lisa T. Wheeler, Successor Co-Trustees of the Jesse L. Talley 2001 Trust (1/2 undivided interest) co-owners of 4018B Lealand Lane, Nashville, Tennessee ("Grantors") have bargained and sold, and by these presents do transfer and convey unto PFOX, LLC, a Tennessee limited liability company ("Grantee") certain real estate located in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit B of Homes at 4018 Lealand Lane, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 4018 Lealand Lane, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20180730-0073821, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 4018 Lealand Lane, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20180730-0073821, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Grantors by deed from Amy C. Smith of record in Warranty Deed of record in Instrument No. 20150831-0088358, said register's office.

This conveyance is subject to (a) 2018 real property taxes; (b) all matters appearing on the plan of record in Book 4060, page 52, said Register's Office and all matters appearing of record in the restrictions of Homes at 4018 Lealand Lane record in Instrument No 20180730-0073821 said Register's Office.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

The address for this improved property is 4018B Lealand Lane, 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 said GRANTEE, and its successors and assigns forever; and we do covenant with the said GRANTEE that we 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 out; and we do further covenant and bind ourselves, our successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of matters set forth above.. 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.

Witness the Grantors' hands this 27th day of July, 2018.

Pinnacle Bank and Lisa T. Wheeler, Successor Co-Trustees of the GST Non-Exempt Trust U/W/O M. Carl Talley F/B/O Lisa T. Wheeler

PINNACLE BANK

By: Keith Davis
Its: Senior Vice President,
Successor Co-Trustee

Lisa T. Wheeler, Successor Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, **Keith Davis** with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Senior Vice President of Pinnacle Bank, Successor Co-Trustee of the GST Non-Exempt Trust U/W/O M. Carl Talley F/B/O Lisa T. Wheeler**, acting in such capacity, and authorized to do so, executed the foregoing instrument on behalf of **Pinnacle Bank**, for the purposes therein contained.

WITNESS my hand and seal this 27th day of July, 2018.

Notary Public

My Commission Expires: March 8, 2021

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, **Lisa T. Wheeler** with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is a **Successor Co-Trustee of the GST Non-Exempt Trust U/W/O M. Carl Talley F/B/O Lisa T. Wheeler**, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Successor Co-Trustee of said Trust.

WITNESS my hand and seal this 27th day of July, 2018.

Notary Public

My Commission Expires: March 8, 2021

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

Pinnacle Bank and Lisa T. Wheeler, Successor Co-Trustees of the Jesse L. Talley 2001 Trust

PINNACLE BANK

By: Keith Davis
Its: Senior Vice President,
Successor Co-Trustee

Lisa T. Wheeler, Successor Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned notary public, **Keith Davis** with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Senior Vice President of Pinnacle Bank, Successor Co-Trustee of the Jesse L. Talley 2001 Trust**, acting in such capacity, and authorized to do so, executed the foregoing instrument on behalf of **Pinnacle Bank**, for the purposes therein contained

WITNESS my hand and seal this 27th day of July, 2018.

Notary Public

My Commission Expires: March 8, 2021

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned notary public, **Lisa T. Wheeler** with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is a **Successor Co-Trustee of the Jesse L. Talley 2001 Trust** and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument as Successor Co-Trustee of said Trust.

WITNESS my hand and seal this 27th day of July, 2018.

Notary Public

My Commission Expires: March 8, 2021

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