THIS INSTRUMENT PREPARED BY:
Wendy Geurin Smith
Attorney at Law
6363 Poplar Avenue, Suite 107
Memphis, TN 38119
(901) 761-8111

ONCE RECORDED, RETURN TO:
Title Center of the South
783 Old Hickory Boulevard, Suite 110E
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 124147 DEEDWARR
08/02/2018 02:31:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20180802-0075973

WARRANTY DEED

THIS INDENTURE, made and entered into this 31st day of July, 2018, by and between STJ, L.P., a Tennessee limited partnership, G. William Coble and Mark McDonald (Grantors), party of the first part, and LINEBERRY PROPERTIES, INC., A TENNESSEE CORPORATION (Grantee), party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto the said party of the second part the following described real estate, situated and being in Davidson County, Tennessee, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 AS SHOWN ON PLAT OF RESUBDIVISION OF LOT 2, RIVERGATE STATION, SECTION ONE, OF RECORD IN BOOK 9700, PAGE 838, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

NOTE: BEING THE SAME PROPERTY AS CONVEYED TO STJ, L.P., A TENNESSEE LIMITED PARTNERSHIP BY QUITCLAIM DEED RECORDED SIMULTANEOUSLY HEREWITH IN INSTRUMENT NO. 201808020075972, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE;

FURTHER BEING THE SAME PROPERTY AS CONVEYED TO ROBERT O. FRENSLEY, G. WILLIAM COBLE AND MARK MCDONALD, BY SPECIAL WARRANTY DEED RECORDED ON JANUARY 3, 2005 IN INSTRUMENT NO. 20050103-0000664, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Parcel 034 06 0 054.00

Real Property Address: 724 Myatt Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a right to sell and convey the same; and that the same in unencumbered, except for:

Subject to real estate taxes and assessments for tax year 2018, and subsequent years, not yet due and payable; rights and claims of parties in possession not shown by the public records; matters shown on recorded plat in Plat Book 6900 at Page 813 and Plat Book 9700 at Page 838; easement(s) recorded in Book 7537 at Page 401; Book 8040 at Page 685 and in Book 11459 at Page 682; restrictions appearing of record in Book 7625 at Page 632, Book 7660 at Page 478, Book 8431 at Page 12, Book 11609 at Page 322, Book 8100 at Page 76 and Book 8194 at Page 851; and any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

And that the title and quiet possession thereto party of the first part will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged. The word "party" as used herein shall mean "parties" as if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Jennifer F. Webb,
General Partner

G. William Coble

Mark McDonald

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On July 31, 2018 personally appeared before me, the undersigned, a Notary Public in and for the said County and State, duly commissioned and qualified, G. William Coble and Mark McDonald, the within named bargainor(s), with whom I am

personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, the day and date above written.

My Commission Expires: _____

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jennifer F. Webb, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged herself to be the General Partner of SJT, L.P., the within named bargainor, a Tennessee Limited Partnership and that she, as General Partner, executed the foregoing instrument for the purposes therein contained by signing the name of the Tennessee Limited Partnership by herself as the General Partner.

Witness my hand and seal, at office, the day and date above written.

My Commission Expires: _____

NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF Davidson)

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $400,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 31 day of July, 2018.

My commission expires: _____

Notary Public

Property Address: 724 Myatt Drive, Madison, TN 37115.

Mail Tax Notices to: Lineberry Properties, Inc., a Tennessee corporation
P.O. Box 1747
Mt. Juliet, TN 37121

Name and Address of Property Owner: Lineberry Properties, Inc., a Tennessee Corporation
P.O. Box 1747
Mt. Juliet, TN 37121

True Copy Certification

I, Sandra Meeker, do hereby make oath that I am a licensed attorney and/or 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 appears before me, Sonya C Starnes, a notary public for this county and state, Sandra Meeker, 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: 03/10/19

Notary' Seal (if on paper)

