PREPARED BY WHITE & REGEN, PLC, P. O. BOX 190, DICKSON, TN 37056-0190

WR-2290

Map 026-06-0A-069.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, **Jeane M. Trovato**, unmarried, have bargained and sold, and by these presents do transfer and convey unto **First Service Corporation of Dickson,** a Tennessee corporation (the "Grantee"), its successors and assigns, the real property described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title, and interest thereto belonging, to the Grantee, its successors and assigns, forever.

AND I DO COVENANT with the Grantee that I am lawfully seized and possessed of the Property in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise disclosed in Exhibit B, which is attached hereto and incorporated herein by reference (the "Permitted Exceptions").

AND I DO FURTHER COVENANT and bind myself, my heirs and representatives, to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand this 3rd day of August, 2018.

Bill Garrett Davidson County
Batch# 127898 **DEEDWARR**
08/13/2018 08:56:01 AM 4 pgs
Fees: $23.00 Taxes: $647.50

20180813-0079412

Jeane M. Trovato

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said state and county, the within named Jeane M. Trovato, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of August, 2018.

Notary Public

My Commission Expires: 12-7-20

JEAN DYER HARRISON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12-7-2020
COUNTY OF DAVIDSON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 175,000.00 , which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Darlene Bradford
Affiant

Subscribed and sworn to before me this 6th day of August, 2018.

Marissa J. Furline
Notary Public

MARISSA J. FURLINE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMMISSION EXPIRES 03-24-2020

My Commission Expires: MARCH 24, 2020

ADDRESS OF NEW OWNER(S)
AND SEND TAX BILLS TO:

First Service Corporation of Dickson
611 E. College St.
Dickson, TN 37055

WR-2290

EXHIBIT A

Description of Property

Land in Davidson County, Tennessee, being Lot No. 59 on the Final Plat for The Townhomes at Windsor Green, Phase I, Section 3, a Planned Unit Development, of record in Instrument No. 20040109-0003983 and Instrument No. 20041112-0136380, both in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Jeane M. Trovato by deed from First Federal Bank, a state banking corporation, dated September 25, 2015, and of record in Instrument No. 20151002-0100280 in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

The Property is conveyed free and clear of all liens, encumbrances, and other defects in title, except as follows:

1. The matters appearing on the plat of Final Plat for the Townhomes at Windsor Green, Phase I, Section 3, of record as Instrument No. 20040109-0003983 and Instrument No. 20041112-0136380, both in the Register's Office of Davidson County, Tennessee.

2. The Declaration of Covenants, Conditions, Liens, Easements, By-Laws and Restrictions of record in Book 11164 at page 69, as amended by instrument of record in Instrument No. 20011108-0122758, and amendment to By-Laws of record in Instrument No. 20140523-0044903, all in the Register's Office of Davidson County, Tennessee.

3. Easement in favor of Madison Suburban Utility District of record in Book 4377 at page 94 in the Register's Office of Davidson County, Tennessee.

4. Agreement for Dedication of Easement for Sanitary Sewers of record in Book 6117 at page 290 in the Register's Office of Davidson County, Tennessee.

5. Cable Television Easement and Maintenance Agreement of record in Book 11534 at page 618 in the Register's Office of Davidson County, Tennessee.

6. Perpetual Easement to Piccadilly Apartments of record in Instrument No. 20020913-0111699 in the Register's Office of Davidson County, Tennessee.

7. Absolute Release and Covenant not to sue set forth in deed of record in Book 10832 at page 144 in the Register's Office of Davidson County, Tennessee.

8. The lien for Davidson County and City of Goodlettsville real property taxes for the current year, but not yet due and payable.