Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

REGISTER'S USE ONLY:

Bill Garrett Davidson County
Batch# 132599 **DEEDWARR**
08/24/2018 11:13:00 AM 3 pgs
Fees: $18.00 Taxes: $2,201.50

20180824-0084122

SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $595,000.00.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 22 DAY OF August, 2018.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES:

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
Chestnut Hill Station, LLC
1007 Paris Ave
Nashville, TN 37204

NEW OWNER:
Chestnut Hill Station, LLC
1007 Paris Ave
Nashville, TN 37204

GENERAL WARRANTY DEED

This indenture is made and entered into this 21 day of August, 2018 between FRIENDSHIP HOMES, INC., a Tennessee Non-Profit Corporation (hereinafter referred to as "GRANTOR") and CHESTNUT HILL STATION, LLC, a Tennessee Limited Liability Company (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, sell, transfer and convey unto grantee, the following described tract or parcel of real property:

> Land in Davidson County, Tennessee, being the southerly 76 feet of Lot No. 4 on the Plan of the Phillip Mallory Property of record in Minute Book "F", Page 324, also known as part of Lot 18, John Nelson's Addition, of record in Book 2, page 182, Register's Office for said County and being more particularly described as follows:

Beginning at an existing iron rod in the easterly right-of-way line of 3rd Avenue South, at a corner common with Terry R. Clayton as of record in Instrument No. 20140328-0025723 in the Register's Office for Davidson County, Tennessee;

Thence leaving the easterly right-of-way of 3rd Avenue South, with the southerly property line of Terry R. Clayton, North 62 degrees 26 minutes 16 seconds East, 130.01 feet to an existing iron rod in the westerly right-of-way of Alley #148;

Thence with the westerly right-of-way line of Alley #148, South 27 degrees 21 minutes 13 seconds East, 76.62 feet to an existing iron rod a corner common with the property of Gregory Wood, as of record in Instrument No. 20060126-0009986 in the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way of Alley #148, with the northerly property line of Gregory Wood, South 62 degrees 43 minutes 47 seconds West, 129.42 feet to an existing iron rod in the easterly right-of-way line of 3rd Avenue South;

Thence with the easterly right-of-way line of 3rd Avenue South, North 27 degrees 47 minutes 48 seconds West, 75.96 feet to the point of beginning, containing 9,896 square feet or 0.227 acres, more or less.

Being the same property conveyed to Friendship Homes, Inc. by Warranty Deed from Mansfield D. Neely, Jr. and wife, Evelyn M. Neely dated July 22, 2005 and recorded July 26, 2005 as Instrument No. 200507260086865 and re-recorded as Instrument No. 200606210074208 and Instrument No. 200607030078957, in said Register's Office for Davidson County, Tennessee. Being also conveyed by Quitclaim Deed of record in Instrument No. 20180824-0084121 Register's Office of Davidson County, TN.

TAX PARCEL # 105 03 0 067.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 1106 - 1108 3rd Ave South, Nashville, TN 37210.

In the event of a discrepancy between the property address and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and the legal description has been derived from a survey dated June 13, 2018 by Michael H. Charette (TRLS No. 2048), Cherry Land Surveying, Inc., 622 West Iris Drive, Nashville, TN 37204..

To have and to hold the above-described tract or parcel of real property, together with all rights, titles, interests, easements, appurtenances, and hereditaments thereto appertaining, to Grantee, its heirs and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described tract or parcel of real property, that Grantor has the full, good and lawful right and authority to sell, transfer and convey the same, and that the above-described tract or parcel of real property is unencumbered, except for easements and/or restrictions, if any, of record in the Davidson County, Tennessee Register of Deeds office.

And, Grantor does warrant, and hereby binds its successors to title, to forever defend the title to the above-described tract or parcel of real property against the lawful claims of all persons whatsoever, unto Grantee, its heirs and assigns.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

FRIENDSHIP HOMES, INC.

BY: William B. Bass, President
William B. Bass
President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared WILLIAM B. BASS, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged him or herself to be the PRESIDENT of FRIENDSHIP HOMES, INC., being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the corporation by him or herself as such officer.

Witness my hand and seal at office in the aforesaid state and county this 21 day of August, 2018.

SEAL

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

NOTARY PUBLIC
COMMISSION EXPIRES: