THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180917907** Karen Y Johnson Davidson County Batch# 148490 **DEEDWARR** 10/03/2018 10:36:20 AM 3 pgs Fees: $18.00 Taxes: $15,540.00 20181003-0098106	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $4,200,000.00. Affiant Subscribed and sworn to before me, this 28th day of September, 2018. Notary Public My Commission Expires:

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
NashVest LLC 2000 Mallory Ln, Ste 130-233 Franklin, TN 37067	New Owner	Tax Parcel ID No. 075-09-0-092.00 075-09-0-091.00 075-09-0-090.00 075-09-0-089.00 075-09-0-088.00 075-09-0-087.00 075-09-0-086.00 075-09-0-085.00 075-09-0-084.00 075-09-0-083.00 075-09-0-082.00 075-09-0-081.00 033-12-0-151.00 033-12-0-150.00 033-12-0-152.00 033-12-0-055.00 043-14-0-166.00 043-14-0-167.00 162-06-0-193.00 162-06-0-194.00 162-06-0-195.00 162-05-0-194.00 162-06-0-196.00 162-05-0-193.00 162-05-0-191.00 162-05-0-192.00

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, **David Edward Lovell, Co-Trustee and Pamela Franklin Lovell, Co-Trustees of the David and Pamela Lovell Tennessee Community Property Trust u/a/d December 9, 2015** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **NashVest LLC, a Tennessee Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, and 205, on the plan of Hermitage Hills, Section 2 (Revised), of record in Book 2900, Page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Land in Davidson County, Tennessee, being Lot Nos. 23, 24, 25, and 26 on the plan of Section 1, Primrose Meadows, of record in Book 4675, Page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Land in Davidson County, Tennessee, being Lot Nos. 18, 19, 20, and 21, on the plan of Block "B" on the Map of Yowell Place, as of record in Book 974, Page 61, Register's Office for Davidson County, Tennesse, to which map reference is hereby made for a more complete description.

Land in Davidson County, Tennessee, being Lot Nos. 181, 182, 183, 184, 185, 186, 186 and 188, on the Plan of Fair Oaks Subdivision, Section 2, as of record in Book 4460, Page 52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being a portion of the same property conveyed to David Edward Lovell and Pamela Franklin Lovell, as Co-Trustees of the David and Pamela Lovell Tennessee Community Property Trust u/a dated December 9, 2015, by Quitclaim Deed by David Edward Lovell (also known as David E. Lovell and David Lovell), and wife, Pamela Franklin Lovell (aka Pamela F. Lovell and Pam Lovell) dated December 9, 2015 and recorded December 15, 2015 in Instrument No. 20151215-0126036, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Easements or claims of easements not shown by the Public Records.

Taxes for the year 2018, a lien not yet due and payable until October 1, 2018.

Subject to all matters shown on the Plan of record in Plat Book 2900, Page 112; Book 4460, Page 52, Book 4675, Page 18, and Book 974, Page 61, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 3096, Page 5 (Hermitage Hills, Section 2); Book 4556, Page 718 (Fair Oaks, Sec 2); Book 4737, Page 801 amended in Book 5039, Page 484 (Primrose Meadows Section 1), in the Register's Office for Davidson County, Tennessee.

Sewer easement of record in Book 5116, Page 352, and Book 5116, Page 696, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of September, 2018.

The David and Pamela Lovell Tennessee Community Property Trust u/a/d December 9, 2015

David Edward Lovell, Co-Trustee

Pamela Franklin Lovell, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Edward Lovell and Pamela Franklin Lovell, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Co-Trustees of The David and Pamela Lovell Tennessee Community Property Trust u/a/d December 9, 2015, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of September, 2018.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

My Commission Expires: _____