THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
LAW OFFICE OF JOSHUA D. HANKINS
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Karen Y Johnson Davidson County
Batch# 158076 DEEDWARR
11/09/2018 11:10:25 AM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20181109-0111033

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Rescue 1 Global 6688 Nolensville Road, Suite 108 Brentwood, TN 37027	New Owner(s)	060-15-0-040.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, BILLY R. BARNFIELD JR. and wife, CYNTHIA R. BARNFIELD, each a resident of the State of Tennessee (collectively, "Grantor"), have bargained and sold, and by these present, transfer and convey unto RESCUE 1 GLOBAL, a Tennessee nonprofit corporation ("Grantee"), its successors and/or assigns, certain real property located in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Subject Property").

A portion of the Subject Property is improved property known as 2412 Plum Street, Nashville, Tennessee 37207. The Subject Property is conveyed to Grantee subject to the matters described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Subject Property with the appurtenances, hereditaments, estate, title and interest thereto belonging to Grantee, its successors and/or assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said Subject Property in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds themselves and their heirs to warrant and forever defend the title to the Subject Property to Grantee, its successor and/or assigns, against the lawful claims of all persons, except for claims arising out of the matters set forth above.

IN WITNESS WHEREOF, we have hereunto set our signatures, this 7th day of November, 2018.

GRANTOR:

BILLY R. BARNFIELD JR.

CYNTHIA R. BARNFIELD

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me Josh Hankins, a Notary Public of said County and State, personally appeared BILLY R. BARNFIELD JR. and CYNTHIA R. BANRFIELD, with each of whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, each acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Office in Goodlettsville, Tennessee, this 7 day of November, 2018.

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public

My Commission Expires: 11/22/21

MY COMMISSION EXPIRES: NOVEMBER 22, 2021

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is Four Hundred Fifty Thousand and 00/100 Dollars ($450,000.00).

AFFIANT

Sworn to and subscribed before me, this 7 day of November, 2018.

JOSH HANKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER

Notary Public

My Commission Expires: 11/22/21

MY COMMISSION EXPIRES: NOVEMBER 22, 2021

EXHIBIT A

DESCRIPTION OF SUBJECT PROPERTY

BEING a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING Lot 1, as shown on the map entitled Universal Properties, of record in Plat Book 7900, Page 794, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description.

BEING the same property conveyed to Billy R. Barnfield, Jr. and wife, Cynthia R. Barnfield, by Quitclaim Deed dated November 24, 2014, from Billy R. Barnfield, married, of record in Instrument No. 20141208-0112405, said Register's Office. Also, being the same property conveyed to Billy R. Barnfield, married, by Special Warranty Deed from Commerce Union Bank, a Tennessee Banking Corporation, dated June 25, 2013, recorded July 3, 2013, in Instrument No. 20130703-0069032, said Register's Office.

EXHIBIT B

EXCEPTIONS TO TITLE TO SUBJECT PROPERTY

1. General or special taxes and assessments required to be paid in the year 2018 and subsequent years.

2. All applicable governmental and zoning regulations.

3. Any discrepancies, conflicts, easements, boundary line disputes, any shortages in area, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the Subject Property.

4. Matters shown on the Plan of record in Book 7900, page 794, said Register's Office.

5. Easement retained by Metropolitan Government of Nashville and Davidson County pursuant to Bill No. 088-177, as set forth in Book 7585, page 163, said Register's Office.