This Instrument Prepared By and Returned To: Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20181295 **After Recording Return To The Above.**	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$39,900.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale. Cordelia NW020 Affiant Sworn to and subscribed before me this 26th day of November, 2018. Angela G. Batson Notary Public My Commission Expires: 9-7-21 ANGELA G. BATSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires September 7, 2021

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 168511 **DEEDWARR**
11/29/2018 12:27:38 PM 2 pgs
Fees: $13.00 Taxes: $147.63
20181129-0116432

THIS INDENTURE, made this 26th day of November, 2018, among:

WILLIAM C. FOUTCH, UNMARRIED

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

SINACHI, LLC, a Tennessee limited liability company

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 38, 39, 40, Block B on the Plan of Final Plat, Crittenden Estates Subdivison, of record in Plat Book 974, Page 69, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William C. Foutch and wife, Linda G. Foutch by Warranty deed from Fred E. Smith and wife, Sylvia Smith of record in Book 5398, page 499 Register's Office for Davidson County , Tennessee, dated February 21, 1979 and recorded on February 26, 1979. Being the same property conveyed to William C. Foutch by Quitclaim deed from Linda G. Foutch of record in Book 6010, page 60 Register's Office for Davidson County, Tennessee, dated February 14, 1983 and recorded on February 23, 1983

Being also known as 200, 210, & 220 Harris St Madison, TN 37115.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

William C. Foutch

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, William C. Foutch, 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 he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of November, 2018.

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021

Angela G. Batson
Notary Public
My Commission Expires: 9-7-2021

Owner Name & Property Address:

Name: SiNachi, LLC
Address: 200, 210 & 220 Harris Street
City, State, Zip: Madison, TN 37115

Responsible Party For Taxes:

Name: SiNachi, LLC
Address: 5245 Sterling Oaks Drive
City, State, Zip: Brentwood, TN 37027

Tax ID: 052-01-0-080.00
Tax ID: 052-01-0-031.00
Tax ID: 052-01-0-032.00