Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Janice M. Babiak Brian K. Babiak 1 Warwick Lane Nashville, Tennessee 37205	Janice M. Babiak Brian K. Babiak 1 Warwick Lane Nashville, Tennessee 37205	Map & Parcel 104-14-0G-110.00-CO
This instrument prepared by: Bradley Arant Boult Cummings LLP (JWG) P.O. Box 340025, Nashville, Tennessee 37203		

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Joseph W. Gibbs, in his capacity as trustee of the Beyond CH Trust (the "Grantor") has bargained and sold, and hereby transfers and conveys to Janice M. Babiak and Brian K. Babiak, wife and husband, as tenants by the entireties (the "Grantees"), Grantees' successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

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

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

This conveyance is subject to any and all existing restrictions and easements of record in the Davidson County Register's Office.

Karen Y Johnson Davidson County
Batch# 171171 DEEDWARR
12/06/2018 12:03:51 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20181206-0119004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

This conveyance and recording of this deed is exempt from the recordation tax pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(F) as transfer from a revocable living trust created by the Grantees.

Joseph W Gibbs
Affiant

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

Katherine W. Eidson
Notary Public
My Commission Expires: 12/7/2020

KATHERINE W. EIDSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires DEC 7, 2020

This is improved property known as 1 Warwick Lane, Nashville, Tennessee 37205.

Grantor covenants with Grantees that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantees, Grantees' successors and assigns against the lawful claims of all persons.

Joseph W. Gibbs has executed this Deed in his capacity as Trustee of Beyond CH Trust, and not in his individual capacity. Said Joseph W. Gibbs shall have no liability for the covenants made in this Deed or otherwise, and any claim shall be limited to the assets of Beyond CH Trust.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 3rd day of December, 2018.

Joseph W. Gibbs, Trustee Beyond CH Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Katherine W. Eidson, Notary Public, Joseph W. Gibbs, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS, my hand, at office this 6th day of December, 2018.

KATHERINE W. EIDSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires DEC. 7, 2020

Notary Public: Katherine W. Eidson
My Commission Expires: 12/7/2020

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Revised Final Plat of Whitworth, Phase 01B, of record in Plat Book 7900, page 415, and amended in Plat Book 9632, page 464, 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 Joseph W. Gibbs, Trustee of the Beyond CH Trust, by Warranty Deed recorded as Instrument No. 20171211-0125786, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Ad valorem property taxes, (2) all restrictions of record, (3) all easements of record, (4) all visible easements, (5) all matters appearing on the plan of record, (6) all applicable governmental and zoning regulations.