THIS INSTRUMENT PREPARED BY:
Mary Margo Turner, Esq.
Rudy Winstead Turner, PLLC
2010 21st Ave. S.
Nashville, Tennessee 37212

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $695,000.00.

Affiant

SUBSCRIBED AND SWORN to before me this 27th day of December, 2018.

Notary Public
My Commission Expires: _____

SHELBY NELSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 08, 2022

Karen Y Johnson Davidson County
Batch# 178480 DEEDWARR
12/27/2018 02:13:14 PM 2 pgs
Fees: $13.00 Taxes: $2,571.50
20181227-0125610

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Epoch Investments, Inc. 337 Rafferty Court Franklin, TN 37064	Same	Map/Parcel 11807007700

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, Frank Moore Holdings, LLC, a Tennessee limited liability company (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Epoch Investments, Inc., a Tennessee corporation ("Grantee"), its successors and assigns, all of its right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Berrywood, Section 2 of record in Plat Book 3106, Page 14, as amended in Instrument No. 20071206-0141323, 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 Frank Moore Holdings, LLC, a Tennessee limited liability company, by Warranty Deed of record in Instrument No. 20170111-0003197, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple and have good right to convey it. Grantor covenants with Grantee that Grantor will warrant and forever defend title to the Premises against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed this instrument as of the 27th day of December, 2018.

GRANTOR:

FRANK MOORE HOLDINGS, LLC, a
Tennessee limited liability company

By: Linda Moore Schipani
Title: Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Linda Moore Schipani, Sole Member of the Frank Moore Holdings, LLC, a Tennessee limited liability company, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she as Sole Member executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 27th day of December, 2018.

Notary Public

My commission expires: _____

SHELBY NELSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires November 08, 2022