WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 178791 **DEEDWARR**
12/28/2018 10:22:04 AM 7 pgs
Fees: $38.00 Taxes: $1,202.50

20181228-0125782

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Exp. 07-06-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of December, 2018.

Notary Public

MY COMMISSION EXPIRES: 7/6/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Unlimited Homes Group, Inc.	Unlimited Homes Group, Inc.	116 08 0 122.00
(NAME)	(NAME)	
1665 W 68th St, Unit 103	1665 W 68th St, Unit 103	
(ADDRESS)	(ADDRESS)	
Hialeah, FL 33014	Hialeah, FL 33014	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Robert Stokes, Substitute Trustee of the Mary Luctretia Edwards Stokes Testamentary Family Trust**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Unlimited Homes Group, Inc. a Florida Corporation**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 15 of Block C, on the Map of Woodmont Lane Homesites, as of record in Book 1130, Page 13, Register's Office for said County.

Said Lot No. 15 fronts 85.5 feet on the northerly margin of auburn Lane and extends back 220.1 feet on the easterly line and 251 feet on the westerly line, to the southerly line of Lot No. 7, measuring 75.6 feet thereon.

Being the same property conveyed to Bart W. Stokes and wife Mary L. Stokes by Warranty Deed from Thosmas J. Cranch, Jr. and wife M. Carroll Cranch dated October 27, 1971 and recorded October 27, 1971 in Book 4548, Page 328, in said Register's Office for Davidson County, Tennessee. The said Bart W. Stokes, having died July 21, 2002 and Mary L. Stokes, having died July 3, 2017.

NOTE: pursuant to the last will and testament of Mary Lucretia Edwards Stokes, (filed in the Probate Court of Davidson County, TN on November 7, 2018, Probate No. 18P1895), said property willed to Robert Stokes, Substitute Trustee of the Mary Luctretia Edwards Stokes Testamentary Family Trust.

Said property convyed to Robert Stokes, Substitute Trustee of the Mary Luctretia Edwards Stokes Testamentary Family Trust, by Executors Quitclaim Deed, and filed of record in Instrument No. 20181228-0125781, Register's Office for Davidson County, Tennessee.

File Number: MTJ-189562SSO

ATtached hereto and made a part here of is exhibit "A"

Return to:
[illegible]dy Title and Escrow, LLC
[illegible]012 21st Avenue South
Nashville, TN [illegible]7212
FILE #: W-VRES 183814

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3814 Auburn Ln, Nashville, TN 37215

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 21 day of December, 2018

Robert Stokes, Substitute Trustee of the Mary Luctretia Edwards Stokes Testamentary Family Trust

BY: Robert Stokes
Substitute Trustee

STATE OF Tennessee

COUNTY OF Wilson

Before me, the undersigned notary public, of the sate and county aforesaid, personally appeared Robert Stokes, with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged himself to be the Substitute Trustee of ards Stokes Testamentary Family Trust dated July 3, 2017, the within named bargainor, a Trust, and that he as such SubstituteTrustee, as duly authorized, they executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as Substitute Trustee.

Witness my hand and official seal at Hermitage, Tennessee this 21st day of December, 2018.

Notary Public

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-2019

Commission Expires: 10/9/19

File Number: MTJ-189562SSO

EXHIBIT A

ACCEPTANCE OF APPOINTMENT
AS TRUSTEE OF
THE MARY LUCRETIA EDWARDS STOKES FAMILY TRUST,
DATED JULY 3, 2017

WHEREAS Mark Taylor Edwards and Irmgard Edwards ("Mr. and Mrs. Edwards") were the initial Co-Trustees of the Mary Lucretia Edwards Stokes Family Trust, dated July 3, 2017 (the "Trust");

WHEREAS Mr. and Mrs. Edwards resigned their positions as Co-Trustees and, pursuant to the terms of the Trust, appointed Robert Stokes as Substitute Trustee on 7/3/2017;

WHEREAS The undersigned, Robert Stokes, is ready, willing, and capable of serving as Substitute Trustee;

NOW THEREFORE:

I, **ROBERT STOKES**, hereby accept my appointment as Substitute Trustee of the Trust, together with all rights, duties, and limitations imposed by the terms of the Trust and applicable law, effective immediately.

Robert V. Stokes
ROBERT STOKES

12/21/18
Date

Sworn to and subscribed before me this 21 day of December 2018.

Notary Public

My commission expires:

10/9/19

JULIA A. HIRT
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 10-9-2019

RESIGNATION OF CO-TRUSTEES MARK TAYLOR EDWARDS AND IRMGARD EDWARDS AND APPOINTMENT OF ROBERT STOKES AS SUBSTITUTE TRUSTEE FOR THE MARY LUCRETIA EDWARDS STOKES FAMILY TRUST, DATED JULY 3, 2017

WHEREAS, We, Mark Taylor Edwards and Irmgard Edwards, are the Co-Trustees of the Mary Lucretia Edwards Stokes Family Trust, dated July 3, 2017 (the "Trust");

WHEREAS, Our continued administration of the Trust is logistically disadvantageous such that appointing a substitute trustee is in the best interest of the Trust beneficiaries;

WHEREAS, The terms of the Trust allow for the appointment of a Substitute Trustee in our absolute discretion;

WHEREAS, Robert Stokes is an adult beneficiary of the Trust, who is ready, willing, and capable of serving as Substitute Trustee;

WHEREAS, We believe in good faith, and after due consideration, that appointing Robert Stokes as Substitute Trustee is in the best interest of the Trust beneficiaries;

NOW, THEREFORE:

We, the undersigned, do hereby resign as Co-Trustees of the Mary Lucretia Edwards Stokes Family Trust. We hereby jointly appoint Robert Stokes as the sole Substitute Trustee. Our resignations and appointment of Robert Stokes shall take effect simultaneously and immediately upon executing this document in the presence of a Notary Public.



MARK TAYLOR EDWARDS

20 Dec 2018
Date

Sworn to and subscribed before me this _____ day of _____ 20____.

SEE ATTACHED NOTARY CERTIFICATE

My commission expires:

_____
NOTARY PUBLIC

_____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of EL DORADO

Subscribed and sworn to (or affirmed) before me on this 20th day of December, 2016, by Mark Taylor Edwards,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

EDEN BIDDLE
COMM. # 2235378
NOTARY PUBLIC-CALIFORNIA
EL DORADO COUNTY
MY COMM. EXP. MAR. 23, 2022

(Seal)

Signature Eden Biddle

Irmgard Edwards
IRMGARD EDWARDS

12/20/2018
Date

Sworn to and subscribed before me this _____ day of _____ 20____.

My commission expires:

_____ _____
NOTARY PUBLIC

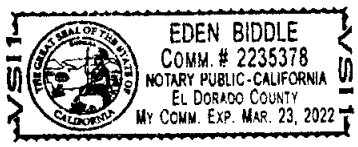
SEE ATTACHED
NOTARY CERTIFICATE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of EL DORADO

Subscribed and sworn to (or affirmed) before me on this 20th day of December, 2018, by Irmgard Edwards,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



(Seal)

Signature Eden Biddle