THIS INSTRUMENT PREPARED BY:
Katlin A. Ryan, Esq.
Watkins & McNeilly, PLLC
214 2nd Ave. North, Suite 300
Nashville, TN 37201-1638

Karen Johnson Davidson County
Batch# 191446 **DEEDWARRSP**
02/04/2019 12:16:43 PM 3 pgs
Fees: $18.00 Taxes: $1,961.00
20190204-0010364

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID#:
J R PROPERTIES MANAGEMENT, LLC 4235 Lebanon Pike Hermitage, TN 37076	J R PROPERTIES MANAGEMENT, LLC 4235 Lebanon Pike Hermitage, TN 37076	07510020000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $530,000.00.

AFFIANT

SUBSCRIBED AND SWORN to before me by Daniel Ahlbrandt this 1 day of February, 2019.

Notary Public

My Commission Expires: 12/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

FOR AND IN CONSIDERATION of the sum of Five Hundred Thirty Thousand Dollars ($530,000.00), cash in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, BANK OZK (FORMERLY BANK OF THE OZARKS), TRUSTEE OF THE TRUST FOR JANE MCMULLIN CREATED UNDER THE CARLETON E. MCMULLIN REVOCABLE TRUST, hereinafter "Grantor," has this day bargained and sold and does hereby transfer and convey to J R PROPERTIES MANAGEMENT, LLC, a Tennessee limited liability company, its successors and assigns, hereinafter "Grantee," all of Grantor's right, title and interest, in certain real estate in Davidson County, Terinessee, described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

This conveyance and all covenants and warranties contained herein are made expressly subject to the permitted encumbrances listed on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever. Grantor covenants that, except as may be provided in Exhibit "A" hereto, the property is free from all encumbrances made or suffered by Grantor, and Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantor further covenants and binds itself, its successors and assigns, to warrant specially and forever defend the title to the real estate to said Grantee, its successors and assigns, against the lawful claims of all persons, claiming by, through and under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 31st day of January, 2019.

BANK OZK, TRUSTEE OF THE TRUST FOR
JANE MCMULLIN CREATED UNDER THE
CARLETON E. MCMULLIN REVOCABLE TRUST

By: Amy Wren, Senior Vice President
AMY WREN, Senior Vice-President

STATE OF Arkansas)
COUNTY OF Pulaski)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared AMY WREN, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be senior vice-president of BANK OZK, the within named bargainor, a corporation, and that she as such senior vice president, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by herself as such senior vice-president.

WITNESS my hand and seal this 31st day of January, 2019.

Kathy Blackmon
Notary Public

My Commission Expires:
1-28-25

KATHY BLACKMON
Comm. No. 12402907
NOTARY PUBLIC
My Comm. Exp. 1-28-2025
PULASKI CO., ARKANSAS

Exhibit A

Legal Description

Land in Davidson County, Tennessee being Lot No. 2 on the Revision to the Resubdivision of Lots Nos. C3, C4 and C5 of Hermitage Estates, Parcel "B" of record in Plat Book 7900, Page 328, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description.

Being the same property conveyed to BANK OF THE OZARKS, TRUSTEE OF THE TRUST FOR JANE MCMULLIN CREATED UNDER THE CARLETON E. MCMULLIN REVOCABLE TRUST, by trustee's deed of record in instrument # 20170801-0077948, Register's Office for Davidson County, Tennessee.

THIS PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

All Easements and Restrictions of record.