Prepared by:
Security Title & Escrow Company, LLC
1517 Hatcher Ln.
Columbia, TN 38401

Karen Johnson Davidson County
Batch# 196790 DEEDWARR
02/20/2019 10:03:39 AM 4 pgs
Fees: $23.00 Taxes: $1,912.90
20190220-0015253

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Equitylink Properties, LLC, a Nevada Limited Liability Company, FIRST PARTY, which expression shall include successors and assigns, and John R. Oswald and Norma Oswald, husband and wife, SECOND PARTY, which expression shall include successors and assigns.

W I T N E S S E T H:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

Being a certain Tract or Parcel of land lying and being in the 5th Civil District of Davidson County, Tennessee, and being more particularly described as follows, to-wit:

See "EXHIBIT A"

Being the same property conveyed to Equitylink Properties, Inc. by deed dated May 25, 2018 and recorded in Instrument No. 20180529-0051045 and Scrivener's Affidavit executed January 29, 2019, of record in Instrument No. 20190201-0009677 Register's Office of Davidson County, Tennessee. See also deed dated May 25, 2018 and recorded in Instrument No. 20180529-0051044 and Scrivener's Affidavit executed January 29, 2019 of record in Instrument No. 20190201-0009676, Register's Office of Davidson County, Tennessee.
Also, see deed dated November 25, 1985 and recorded in Book 6716, Page 760, Register's Office of Davidson County, Tennessee.
Also, see Quitclaim Deed dated February 14, 2019 of record in Instrument No. 20190220-0015252, Register's Office of Davidson County, Tennessee.

Map & Parcel 173 00 0 081.00

Property Address: 935 Barnes Rd. Antioch, TN 37013

TO HAVE AND TO HOLD said real estate unto SECOND PARTY together with All rights, titles, easements and appurtenances thereunto belonging, forever.

FIRST PARTY COVENANTS with SECOND PARTY that it is lawfully seized and possessed of said real estate in fee simple, that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except for easements and/or restrictions, if any, of record in Davidson County, Tennessee Register of Deeds Office.

FIRST PARTY FURTHER COVENANTS to forever warrant and defend the title to said real estate unto SECOND PARTY against the lawful claims of all

persons whomsoever.

IN WITNESS WHEREOF, this conveyance has been executed on the

15th day of February, 2019.

Equitylink Properties, LLC

Christopher Michael Ellenberger, Managing Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, Christopher Michael Ellenberger, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Managing Member for Equitylink Properties, LLC, and is authorized by the makers to execute this instrument on behalf of the makers.

WITNESS my hand, at office, this the 15 day of February, 2019.

Notary Public

My commission expires: 2/28/2022

KIM SWANNER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Kim Swanner
My Commission Expires
February 28, 2022
STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Maury

I hereby affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $517,000.00.

Affiant

Subscribed and sworn to before me, this 15 day of February, 2019.

My commission expires:
2/28/22

Notary Public

MELISSIA DUGGER STATE OF TENNESSEE NOTARY PUBLIC MY COMM. EXP. FEBRUARY 28, 2022 MAURY COUNTY

NEW PROPERTY OWNER:
John R. Oswald & Norma Oswald
935 Barnes Rd.
Antioch, TN 37013

PERSON RESPONSIBLE FOR TAXES:
SAME

Exhibit "A"

Being a certain Tract or Parcel of land lying and being in the 5th Civil District of Davidson County, Tennessee, also being the 31st Councilmanic District, owned by Raymond A. Claxton and wife Norma G. Claxton, as recorded in Book 6716, Page 160, in the Register's Office of Davidson County (R.O.D.C.), shown as Parcel I.D.: 17300008100, and is more particularly described as follows: Commencing at an Iron Rod Found at the Right-of-Way Radius Return of Barnes Road and Old Hickory Boulevard on the North Line of the Jones Property as recorded in Instrument No.: 20131227-0130509, R.O.D.C., Parcel I.D.: 173000023900; thence, along the South Right-of-Way of Barnes Road, North 83 degrees 07' 59" West, 416.30 feet to an Iron Rod Found at the North West Corner of the aforementioned Jones Property, also being the NorthEast Corner of a second tract of land owned by Jones, specifically Steven Michael Jones, William Ernest Jones, Ronald Steven Jones and Lisa J. Haddock, as recorded in Instrument No.: 20121113-0104109, R.O.D.C., being Parcel I.D.: 17300008200; thence, continuing along the Barnes Road South Right-of-Way, North 83 degrees 07' 59" West, 395.80 feet to an Iron Pin Set at the Northwest Corner of the Jones Property, also being the Northeast Corner of the Herein Described Tract and being the true Point of Beginning; thence, leaving the South Right-of-Way of Barnes Road and following along an old woven wire fence, the Common Line between Jones and Claxton (the Herein Described Tract), the following four (4) calls: (1) South 04degrees 17' 30" West, 178.38 feet to an Iron Rod Found, (2) South 00 degrees 10' 03" East, 182.77 feet to an Iron Rod Found, (3) South 00 degrees 37' 17" West, 140.65 feet to an Iron Rod Found, (4) South 06 degrees 02' 45" East, 91.07 feet to an Iron Rod Found at the Southwest Corner of Jones and the Southeast Corner of the Herein Described Tract, also being on the North Line of the Mill Run Subdivision Phase 1 Open Space and Draingage Easement as recorded in Book 11700, Page 27, R.O.D.C., owned by Nashville Mill Run Homeowners Association, Inc., as recorded in Instrument No.: 20000217-0016180, R.O.D.C., being Parcel I.D.: 173150A06700CO; thence, following the North Line of Mill Run Subdivision Phase 1, North 82 degrees 22' 18" West, 373.04 feet to a point on the Centerline of Mill Creek, being the Northwest Corner of Mill Run Subdivision Phase 1, and being the Northeast Corner of Mill Creek Subdivision Phase 2 Open Space and Drainage Easement as recorded in Instrument No.: 20011009-0109754, R.O.D.C., owned by Nashville Mill Run Homeowners Association, Inc., as recorded in Instrument No.: 20011219-0139981, R.O.D.C., being Parcel I.D.: 173150A14500CO, thence, following the Centerline of Mill Creek, being the Common Line between Mill Run Subdivision Phase 2 and the Herein Described Tract, the following three (3) calls: (1) South 49 degrees 49' 31"West, 156.60 feet, (2) South 59 degrees 10' 43" West, 337.54 feet, (3) South 47 degrees 04' 28" West, 259.55 feet to a point on the Centerline of Mill Creek, being a Corner of Stanford Village Section One Open Space, as recorded in Instrument No.: 20000204-0012060, R.O.D.C., owned by Stanford Village Homeowners Association as recorded in Instrument No.: (4) calls: (1) SO4degrees-17'-30"W, 178.38 feet to an Iron Rod Found, (2) South 00 degrees10' 03" East, 182.77 feet to an Iron Rod Found, (3) South 00 degrees 37' 17" West, 140.65 feet to an Iron Rod Found, (4) South 06 degrees 02' 45" East , 91.07 feet to an Iron Rod Found at the SouthWest Corner of Jones and the Southeast Corner of the Herein Described Tract, also being on the North Line of the Mill Run Subdivision Phase 1 Open Space and Draingage Easement as recorded in Book 11700, Page 27, R.O.D.C., owned by Nashville Mill Run Homeowners Association, Inc., as recorded in Instrument No.: 20000217-0016180, R.O.D.C., being Parcel I.D.: 173150A06700CO; thence, following the North Line of Mill Run Subdivision Phase 1, North 82 degrees 22' 18" West, 373.04 feet to a point on the Centerline of Mill Creek, being the Northwest Corner of Mill Run Subdivision Phase 1, and being the Northeast Corner of Mill Creek Subdivision Phase 2 Open Space and Drainage Easement as recorded in Instrument No.: 20011009-0109754, R.O.D.C., owned by

Nashville Mill Run Homeowners Association, Inc., as recorded in Instrument No.: 20011219-0139981, R.O.D.C., being Parcel I.D.: 173150A14500CO, thence, following the Centerline of Mill Creek, being the Common Line between Mill Run Subdivision Phase 2 and the Herein Described Tract, the following three (3) calls: (1) South 49 degrees 49' 31"West, 156.60 feet, (2) South 59 degrees 10' 43"West, 337.54 feet, (3) South 47 degrees 04' 28" West, 259.55 feet to a point on the Centerline of Mill Creek, being a Corner of Stanford Village Section One Open Space, as recorded in Instrument No.: 20000204-0012060, R.O.D.C., owned by Stanford Village Homeowners Association as recorded in Instrument No.: 20040422-0045791, R.O.D.C., being Parcel I.D.: 173110A04700CO; thence, leaving said Mill Creek Centerline and following the common Line between Stanford Village Section One Open Space and the Herein Described Tract, North 32 degrees 26' 35" East, 820.89 feet to an Iron Rod Found at a Corner of Lot 105 Stanford Village Section One, owned by Cory Piper as recorded in Instrument No.: 20180315-0024501, R.O.D.C., being Parcel I.D.: 173110A04000CO; thence, following the East Line of Lot 105, North 32 degrees 28' 24" East, 111.85 feet to an Iron Rod Found at the Common Corner between the aforementioned Stanford Village Section One Lot 105, and Lot 106 owned by David Brian Hook and wife Leisa Hook, as recorded in Instrument No.: 20160321-0026798, R.O.D.C., being Parcel I.D.: 173110A04100CO, R.O.D.C., and Stanford Village Section 4 Lot 114, as recorded in Instrument No.: 20020425-0051154, R.O.D.C., owned by AMH 2014-2 Borrower, L.L.C. as recorded in Instrument No.: 20140924-0087569, R.O.D.C., being Parcel I.D.: 173110A114000CO thence following the Common Line between Lot 114 Stanford Village Section Four and the Herein Described Tract, North 32 degrees 25' 53" East, 288.89 feet to an Iron Pin Set at the Northeast Corner of Lot 114, and the Northwest Corner of the Herein Described Tract, being on the South Right-of-Way of Barnes Road; thence, along said South Right-of-Way, South 83 degrees 13' 10" East, 320.95 feet to an Iron Pin Set, being the Point of Beginning. Containing 8.12 Acres or 353,601.52 Square feet, more or less.