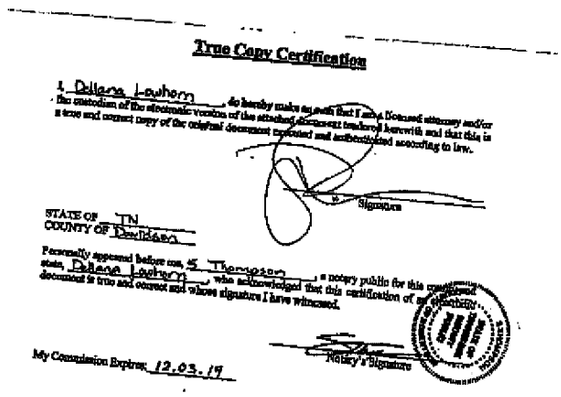
Name and Address of New Owner:
Country Club Investors, LLC
1612 Westgate Cr -120
Brentwood TN 37027
Send Tax Bills To:
Country Club Investors, LLC
1612 Westgate Cr. -120
Brentwood TN 37027
This Instrument Prepared By:
Dellana Lowhorn
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203


True Copy Certification

I, Dellana Lowhorn, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S. Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19

Map & Parcel No: 155-03-0A-021.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Sharlay Joy Westbrook**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Country Club Investors, LLC**, "the Grantee," the following described real estate in Davidson County, Tennessee :

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 38 on the plan of Rolling River Estates, Section 1, as of record in Book 4860, Page 27, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a complete and accurate legal description.

Less and Except:

Right-of-Way: Beginning at a point along the northern existing right-of-way of Poplar Creek Road, being the most southwestern corner of the Carlton L. Powell, Et Ux, property in common with the David W. Hill, Et Ux, property, Deed Book 5687, Page 749, R.O.D.C. Tennessee along the property line N0°0'0"W, 5.00 feet to a point; thence proceed along a new line N89°48'9.2" E, 57.28 feet to a point; thence continuing along a new curve with a radius of 1197.77 feet, a central angle of 1°54'14.9" E, 5.00 feet to a point; thence proceed along the existing right-of-way with a curve to the right having a back tangent bearing of S88°5'45.1" W, a radius of 1002.77 feet, a central angle of 1°42'24.2", and an arc length of 35.83 feet to a point; thence continue along a line S89°48'9.2" W, 57.30 feet to the point of the beginning. Said right-of-way contains 465

Karen Johnson Davidson County
Batch# 198730 DEEDWARR
02/25/2019 12:28:30 PM 4 pgs
Fees: $23.00 Taxes: $799.20
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square feet, more or less.

Temporary Construction Easement: Beginning at a point along the northern proposed right-of-way of Poplar Creek Road, being the southwestern corner of the aforementioned Powell-Hill property line along the property line N0°0'0" W, 10.00 feet to a point; thence proceed along a new line N89°48'9.2" E, 16.63 feet to a point; thence continue along a new line N72°55'59.8" E, 51.81 feet to a point; thence continuing along a new line N89° 50'6.3"E, 144.15 feet to a point; thence continuing along a line N69°25'21.1" E, 18.40 feet to a point; thence proceeding along the property line of the aforementioned Powell property in common with the Shane R. Lankford, Et Ux, property, Deed Book 6420, Page 114, R.O.D.C., Tennessee at S51°50'0" E, 12.08 feet to a point; thence proceeding along the aforementioned Powell property line in common with the Paul L. Richardson and Mary S. Richardson property, Deed Book 5766, Page 420, R.O.D.C., Tennessee at S8°30'0" E, 5.17 feet to a point; thence proceeding along the existing right-of-way with a curve to the right having a back tangent bearing of S81°5'40.5" W, a radius of 1192.77 feet, a central angle of 7°0'4.6", and an arc length of 145.75 feet to a point; thence continuing along a line S1°54'17.4 E, 5.00 feet to a point; thence proceeding along the proposed right-of-way line with a curve to the right having a back tangent bearing S88°5'45.1" W, a radius of 1197.77 feet, a central angle of 1°42'24.2", and an arc length of 35.68 feet to a point; thence continuing with a line S89°48'9.2W 57.28 feet to the point of beginning, containing 3,850 square feet, more or less. Said temporary construction easement to be abandoned upon completion of construction.

Recorders Memo: legibility of writing, typing or printing in this document unsatisfactory when received.

Being the same property conveyed to Sharlay Joy Westbrook by Quitclaim Deed from Curtis Westbrook, recorded on February 07, 2013, of record in Instrument No. 20130207-0012897, Register's Office for Davidson County, Tennessee.

This is improved property known as 108 Rolling River Court, Nashville, TN 37221.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of February, 2019.

Sharlay Joy Westbrook (SEAL)
Sharlay Joy Westbrook

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of February, 2019, before me personally appeared Sharlay Joy Westbrook, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

DELANA [illegible] STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Witness my hand, at office, this 15th day of February, 2019.

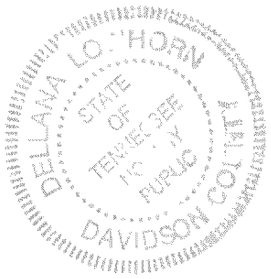
Notary Signature
My commission expires: 3-8-2021

201902250016870

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $216,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.



(Affiant)

Sworn to and subscribed before me this
15th day of February, 2019.

Notary Public
My commission expires: 3-8-2021
File No. 2019-136