Karen Johnson Davidson County
Batch# 212387 DEEDWARR
04/01/2019 02:27:03 PM 3 pgs
Fees: $18.00 Taxes: $962.00
20190401-0029223

FROM: Caroline Trost and Ronald Joseph Wiley

TO: Trost Investments LLC

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Trost Investments LLC 1228 Vintage Place Nashville, Tennessee 37215	(Same)	Map 92-7, Parcel 419

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Stephen C. Baker, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $260,000.00.

Affiant

Subscribed and sworn to before me, this the 1st day of April, 2019.

JEANETTE L. RAMER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

Notary Public
My Comm. Expires: 5/6/19

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Caroline Trost and Ronald Joseph Wiley, hereinafter called "GRANTORS", have bargained and sold, and by these presents do transfer and convey unto Trost Investments LLC, a Tennessee limited liability company, hereinafter called "GRANTEE", its successors 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 2 on the Plan of Britt Place Subdivision of record in Plat Book 9700, Page 693, 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 Caroline Trost and Ronald Joseph Wiley, by deed from Jarred McNeal, a married man, of

record as Instrument No. 20180814-0080409, said Register's Office.

The above described property is not the usual place of residence of the Grantors.

Said property is transferred subject to all restrictions, easements, matters of record and property taxes for the current year, which have been prorated between the parties.

This is improved property located at 1904 Britt Place, Nashville, Tennessee 37208.

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, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 hand this 1st day of April, 2019.

Caroline Trost

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Caroline Trost, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 1st day of April, 2019.

NOTARY PUBLIC

My Commission Expires: 5/6/19

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Ronald Joseph Wiley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ronald Joseph Wiley, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 26 day of March, 2019.

NOTARY PUBLIC

My Commission Expires: 05-06-2021

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY