WARRANTY DEED

Karen Johnson Davidson County
Batch# 213800 DEEDWARR
04/04/2019 09:28:09 AM 2 pgs
Fees: $13.00 Taxes: $1,365.30

20190404-0030679

W-RR-19-1198

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $369,000.00.

K. Mip
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF APRIL, 2019.

M
Notary Public

MY COMMISSION EXPIRES: 1-24-2

(AFFIX SEAL)

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Lyle J. Fellows, III	USB Bank USA	
(NAME)	(NAME)	041-08-0-015.00
1198 Old Hickory Boulevard	710 S. Ash St #200	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Glendale CO 80246	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ZACCHAEUS TREE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LYLE J. FELLOWS, III, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Tract No. 1: Land in Davidson County, Tennessee, being Tract #20 on the unrecorded plan of the Gilbert Lowe Lands described according to a survey by George W. Watkins, Surveyor, on July 15, 1952, as follows:

Beginning at a point on the northeasterly side of old Hickory Boulevard which point is the common corner of Tracts 19 and 20 on said plan; thence continuing along the northeasterly side of said Boulevard, 200 feet to a concrete marker, then around a curve having a radius of 24.78', 39.14' to another concrete marker on the southeasterly side of Hickory Drive; thence along said Drive 94.3' to another concrete marker; thence continuing along said Drive 95.42' to a point; thence southeasterly 210' to a point being the common rear line of Tracts 19 and 20; thence southwesterly 245.4' to the point of beginning.

Being the same property conveyed to Zacchaeus Tree Properties, LLC, a Tennessee limited liability company by Quitclaim Deed from Trade Winds Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20181001-0097160 Register's Office for Davidson County, Tennessee, dated September 12, 2018 and recorded on October 1, 2018.

This conveyance is subject to:
- Taxes for the year 2019 and subsequent years.
- Restrictions as contained in Deed of record in Book 2452, Page 257, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **1198 Old Hickory Boulevard, Nashville, Tennessee 37207.**

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 2nd DAY OF APRIL, 2019.

Zacchaeus Tree Properties, LLC, a Tennessee limited liability company

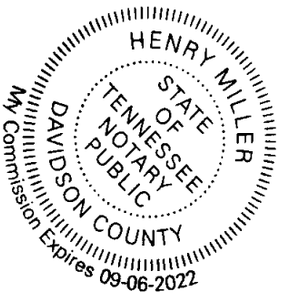
BY: _____
Shawn Rosson
Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHAWN ROSSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the SOLE MEMBER of ZACCHAEUS TREE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY the within named bargainor, a limited liability company, and that he/she as such SOLE MEMBER executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2nd of April, 2019.

_____
Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212