THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190219417** Karen Johnson Davidson County Batch# 215348 DEEDWARR 04/09/2019 09:06:31 AM 2 pgs Fees: $13.00 Taxes: $2,960.00 20190409-0032081	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $800,000.00. Affiant Subscribed and sworn to before me, this 5th day of April, 2019. Notary Public My Commission Expires:

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

WARRANTY DEED

Address New Owner: Stephen Brush and Beth Brush 2713 Greystone Road Nashville TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 118-07-041.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Adex Partners G.P., a Tennessee General Partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephen Brush and Beth Brush, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the Final Plat of the Resubdivision (Combination Plat) of Lots 27 and 28, Berrywood Subdivision, as of record as Instrument No. 20010604-0057583, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed by Quitclaim Deed from Adex Corporation, a Tennessee corporation to Paul E. Cook, as recorded on the 26th day of November, 2002 in Instrument No. 20021126-0146377; Warranty Deed from Gary S. Paxton Industries, Inc., a Tennessee corporation and Gary S. Paxton, individually to Adex Corporation, a Tennessee corporation, as recorded on the 16th day of May, 2001 in Instrument No. 20010516-0050730; Warranty Deed from William R. McCarty, Jr. and wife, Pamela S. McCarty to Adex Corporation, a Tennessee corporation, as recorded on the 16th day of May, 2001 in Instrument No. 20010516-0050731 and Amended Final Decree Confirming Sale in Book 10589, Page 377, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed by Quitclaim Deed from Paul E. Cook to Adex Partners, G.P., a Tennessee General Partnership as recorded on the 9 day of April, 2019 in Instrument No. 20190409-0032089 in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION (COMBINATION PLAT) OF LOTS 27 AND 28, BERRYWOOD SUBDIVISION, as recorded in Instrument No. 20010604-0057583.

Conveyance to State of Tennessee for Highway Purposes-Ingress/Egress recorded in Book 4364, Page 32 and Book 4448, Page 545.

This is improved property located at 2713 Greystone Road Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of April, 2019.

Adex Partners, G.P.

BY: _____
Michael B. McKee, General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, personally appeared Michael B. McKee with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of Adex Partners G.P., a Tennessee general partnership the within named bargainor, a Partnership, and that he as such Partner being authorized to do so, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Partnership by himself as Partner.

Witness my hand and official seal at office, this 5th day of April, 2019

_____
Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022