ADDRESS NEW OWNER: Exit Properties General Partnership
P.O. Box 1955
Mt. Julict, TN 37121

SEND TAX BILL TO: NEW OWNER

MAP-PARCEL NOS. 072-13-0-221.00

Karen Johnson Davidson County
Batch# 216640 DEEDWARR
04/12/2019 08:18:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20190412-0033343

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Southern Land Partners, LLC, a Tennessee limited liability company** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Exit Properties General Partnership, a Tennessee general partnership** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

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

Land in Davidson County, Tennessee, and being known as Lot No. 183 on the Plan of Trevecca Subdivision of Renraw, as shown on the plat of the same of record in Plat Book 421, Page 72 and 73, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Southern Land Partners, LLC, a Tennessee limited liability company, from Sean McKinnis, by Deed recorded on August 16, 2018, in Instrument No. 20180816-0081254, Register's Office for Davidson County, Tennessee.

This is property with a common address of 946 A Strouse Ave., Nashville, TN 37206.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years.(2) All matters of record as shown on the plan of record in Book 421, Pages 72 and 74, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 9th day of April 2019.

Southern Land Partners, LLC, a Tennessee limited liability company

By: _____ President
Burke McFarland, President

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and state, the within named Burke McFarland, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President of Southern Land Partners, LLC, a Tennessee limited liability company, the within named bargainor, and that he as such President executed the within instrument for the purposes therein contained by signing the name of the company by the said Burke McFarland as such President.

Witness my hand and official seal at office, this 9th day of April 2019.

_____
Notary Public
My Commission Expires:_____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

STATE OF TN

COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $500,000.00.

_____
Affiant

Subscribed and sworn before me this 9th day of April 2019.

_____
Notary Public
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

File No. 1904k072

AFFIDAVIT FOR RECORDING

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

Signature

State of Tennessee
County of Davidson

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

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022