THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34698-03-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,350,000.00. Affiant Subscribed and sworn to before me this 12th day of April, 2019. Notary Public My Commission Expires: 5/6/19

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

WARRANTY DEED

Address New Owner: James M. Haggard, Lynn S. Haggard 210 Leonard Avenue Nashville, TN 37205	**Send Tax Bills To:** Same	**Tax Information:** Map and Parcel No.: 104 13 0 083 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, **Andrews Wildwood, LLC,** a Tennessee limited liability company ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James M. Haggard and Lynn S. Haggard,** husband and wife ("Grantees"), their heirs and assigns, all that fract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 210 Leonard Avenue, Nashville, TN 37205.

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

And Grantor covenant 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantees their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 218800 **DEEDWARR**
04/17/2019 09:56:04 AM 3 pgs
Fees: $18.00 Taxes: $4,995.00

20190417-0035196

IN WITNESS WHEREOF, Grantor has executed this instrument on the 12th day of April, 2019.

Andrews Wildwood, LLC, a Tennessee limited liability company

BY: Scotty Haynes, General Counsel
Scotty Haynes, General Counsel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of the State and County aforementioned, Scotty Haynes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the General Counsel of Andrews Wildwood, LLC, a Tennessee limited liability company and as such General Counsel executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 12th day of April, 2019.

Notary Public

My Commission Expires:
10-7-2019

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land in Davidson County, Tennessee, being a part of the S.W. Berger Home Place, shown on the Map of Myrtlewood Subdivision, being Bransford Realty Company's subdivision of part of the S.W. Berger Home Place of record in Book 547, page 106, Register's Office for said County, and being Lot No. 3 on the Map of the Subdivision of the west part of said Berger Home Place, and described according to a copy of a survey made by Lewis D. Justice, Surveyor, December 7, 1948, as follows:

Beginning at a point in the easterly margin of Leonard Avenue, 412.5 feet south of the southerly margin of Whitland Avenue, being the common corner of Lots 2 and 3 as shown on said plan; thence with the line between said lots, easterly 150 feet to a point; thence southerly, parallel to the easterly margin of Leonard Avenue, 60 feet to a point, being the common corner of Lots No. 3 and 4; thence with the line between the same lots, westerly 150 feet to the easterly margin of Leonard Avenue; thence with the margin of the same, northerly 60 feet to the beginning.

Being the same property conveyed to Andrews Wildwood, LLC by deed dated June 29, 2017 from Sterling Property, LLC, a Tennessee limited liability company of record in Instrument No. 20170706-0067772, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2019, a lien not yet due and payable that have been prorated and assumed by Grantee. Map and Parcel No. 104 13 0 083 00.
2. All matters appearing on the Plan of record as Book 547, page 106, Register's Office for Davidson County, Tennessee.
3. Easement for sanitary sewer of record in Book 1730, page 6, Register's Office for Davidson County, Tennessee.