BOX #14

G#32098-2

WARRANTY DEED	State of Tennessee) County of Davidson)
Karen Johnson Davidson County Batch# 247845 DEEDWARR 06/25/2019 08:40:25 AM 2 pgs Fees: $13.00 Taxes: $6,993.00 20190625-0061051	The actual consideration or value, whichever is greater, for this transfer is **$1,890,000.00.** Kathy Goodson Affiant Subscribed and sworn to before me, this the 24th day of June, 2019. Notary Public My commission expires: 1/17/21 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Aaron B. Flinn, as Trustee	**"New Owner"**	**132 14 0 009 00**
905 Alder Drive		
Nashville, TN 37220		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Courtney A. Jeske and Ryan M. Jeske, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Aaron B. Flinn, as Trustee of the Tumbling Creek Trust
U/A/D June 12, 2019

AND ANY AMENDMENTS THERETO, HEREINAFTER CALLED THE GRANTEE, OR HIS/HER SUCCESSORS IN TRUST, 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 No. 5 on the Plan of Burchett's Subdivision of Lot No. 12 & Part of Lots No. 14 & 15, Oak Hill Subdivision No. 1, as of record in Plat Book 2083, Page 36, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Courtney A. Jeske and Ryan M. Jeske, husband and wife, by Warranty Deed dated April 19, 2017, from The Baird Graham Company, L.L.C., a Tennessee limited liability company, of record in Instrument No. 20170420-0038757, Register's Office for Davidson County, Tennessee.

THIS instrument is being executed on behalf of Courtney A. Jeske and Ryan M. Jeske, husband and wife, pursuant to a Limited Power of Attorney executed by them on the 20th day of June, 2019, of record in Instrument No. 20190625-0061050, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Plat Book 2083, Page 36, Register's Office for Davidson County, Tennessee;

2) Water Main Easement of record in Book 2151, Page 155, Register's Office for Davidson County, Tennessee;

3) All matters shown on the Plan of record in Plat Book 547, Page 49, said Register's Office; and,

4) Taxes for the current year which have been prorated and assumed by the Grantees herein and the subsequent years, not yet due and payable.

This is improved property, known as: **905 Alder Drive, Nashville, TN 37220**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 **24th** day of **June, 2019.**

Courtney A. Jeske.
By Jeff Benz, Attorney-in-Fact
Courtney A. Jeske By Jeff Benz, Attorney-In-Fact

Ryan M. Jeske,
By Jeff Benz, Attorney-in-Fact
Ryan M. Jeske By Jeff Benz, Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Jeff Benz,** 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 Attorney-In-Fact for **Courtney A. Jeske and Ryan M. Jeske, husband and wife,** and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Courtney A. Jeske and Ryan M. Jeske, husband and wife,** for the purpose therein contained, by signing the name of **Courtney A. Jeske and Ryan M. Jeske, husband and wife,** by himself as Attorney-In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this **24th** day of **June, 2019.**

Katherine Goodson
Notary Public



My Commission Expires: Jan. 3, 2023