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

SEND TAX BILL TO: New Owner

MAP-PARCEL NOS. 051 08 0 069.00

Karen Johnson Davidson County
Batch# 255988 DEEDWARR
07/12/2019 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $370.00
20190712-0068002

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, **Emily Hooper FKA Emily Wilber** (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:

Land in Davidson County, Tennessee, being Lot No. 19 and the Southwesterly part of Lot No. 20, Block "I", Revised Plan of Power & Roth's Madison Park Subdivision, as of record in Book 843, Page 7, Register's Office for said County.

Said Lot No. 19 fronts 60 feet on the Southerly side of Emmitt Avenue and runs back between parallel lines, 200 feet to a dead line.

Said part of Lot No. 20 is described as follows: Beginning at a point in the Southerly margin of Emmitt Avenue, the Northerly common corner of Lots Nos. 19 and 20; thence with the line between said two lots in a Southerly direction, 200 feet to a point, the Southerly common corner of said Lots Nos. 19 and 20; thence Easterly with the rear boundary line of Lot No. 20, 30 feet to a point; thence Northerly 202.5 feet, more or less, to the point of beginning.

Being the same property conveyed to Emily Wilber, a single person, from Robert S. Grinnell and wife, Delores N. Grinnell, by Warranty Deed of record in Instrument No. 20131115-0118314, Register's Office for Davidson County, Tennessee. Emily Wilber is now known as Emily Hooper. Emily Wilber being one and the same person as Emily Hooper.

Grantor warrants that the subject property has never been used as her marital residence and is not subject to any marital rights therein.

Property conveyed "AS IS."

This is property with a common address of 246 Emmitt Avenue, Madison, TN 37115.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated at closing.
(2) Subject to the Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8681, Page 181, Register's Office for Davidson County, Tennessee.
(3) Subject to the Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8766, Page 356, 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 succcssors 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 11th day of July 2019.

Emily Hooper FKA Emily Wilber

Emily Hooper FKA Emily Wilber

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Emily Hooper FKA Emily Wilber,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 11th day of July 2019.

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

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $100,000.00.

Affiant

Subscribed and sworn before me this 11th day of July 2019.

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

Notary Public
My Commission Expires:

File No. 1906K145

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