Name and Address of New Owner:
Team 9 Real Estate Solutions, LLC
509 Lentz Drive
Madison, TN 37115

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 097-09-0-004.00

Karen Johnson Davidson County
Batch# 268910 DEEDWARR
08/09/2019 08:32:30 AM 3 pgs
Fees: $18.00 Taxes: $562.40
20190809-0079300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Betty Calahan Borth, a widow, by and through her Conservator, A. Michelle Poss,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Team 9 Real Estate Solutions, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Hickory Bend, Section 7 of record in Plat Book 3600, Page 29, amended in Book 3877, Page 691, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Betty Callahan Borth and husband, Norbert N. Borth by Warranty Deed from Terry Holleman, married, of record in Instrument No. 20130529-0053819, Register's Office for Davidson County, Tennessee, dated May 24, 2013 and recorded on May 29, 2013.

Letter of Limited Conservatorship appointing A. Michelle Poss as Conservator for Betty Callahan Borth, Order Approving Sale of Property by Conservator, and Order Approving Contract entered in Seventh Circuit Court for Davidson County, Probate Division, Docket No. 19P33.

Being improved property also known as 638 Larchwood Drive, Nashville, Tennessee 37214.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Notes, easements, building setback lines and all matters including applicable conditions, restrictions, reservations, easements, etc., as shown on the recorded plat; all other easements and restrictions of record and easements that would be made visible by an inspection of the premises; any governmental zoning and subdivision ordinances or regulations in effect thereon; the accuracy of the index book of the said register's office; and any other matters which an accurate survey of the property might disclose.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of July, 2019.

Betty Calahan Borth
A. Michelle Poss as Conservator (SEAL)
By: A. Michelle Poss, Conservator

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29th day of July, 2019, before me personally appeared A. Michelle Poss to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Betty Calahan Borth, and acknowledged that she executed the same as the free act and deed of the said Betty Calahan Borth.

Witness my hand, at office, this 29th day of July, 2019.

Notary Signature
My commission expires: 3/8/21

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $152,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
29th day of July, 2019.

Notary Public
My commission expires: 3/8/21

STEVEN PAUL DISSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. 2019-300

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Sandy Balent, a notary public for this county and
Notary's Name

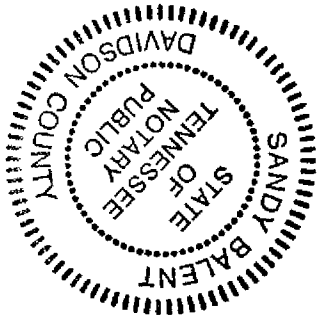
state, Steven Disser, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).