THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190621418** Karen Johnson Davidson County Batch# 282677 DEEDWARR 09/09/2019 11:40:38 AM 2 pgs Fees: $13.00 Taxes: $8,140.00 20190909-0090830	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,200,000.00. Affiant Subscribed and sworn to before me, this 30th day of August, 2019. Notary Public My Commission Expires: VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner: Albany Road Property Trust 2 Hopetoun Road Toorack, VA 3142	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130-04-0-098.00

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, **4501 Alcott, LLC., a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Albany Road Pty Ltd, Trustee of Albany Road Property Trust**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Sneed Estates, as of record in Book 2133, Pages 10 and 11, Register's Office for said County, Said Lot No. 34 fronts 134 feet on the Easterly side of Wallace Lane and runs back 302.1 feet on the Northerly line and 301 feet on the Southerly line to a dead line on which it measures 134 feet.

Being the same property conveyed by Warranty Deed from Sarah Lea Thomas to 4501 Alcott LLC, a Tennessee limited liability company, as recorded on the 7th day of November, 2017 in Instrument No. 20171107-0114739; Petition to Open Probate Estate in Probate 08P-1028 and Warranty Deed from R. P. Hill and wife, Clara E. Hill to George D. Thomas, Jr. and wife, Sarah Lea Thomas, as recorded on the 23rd day of August, 1957 in Deed Book 2694, Page 541, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SNEED ESTATES, as recorded in Plat Book 2133, Page(s) 10-11 Amended in Book 4356, Page 296; Book 4705, Page 508 and Book 5817, Page 771.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2092, Page 410; Book 2097, Page 93; Book 2099, Page 581 and Book 6037, Page 878.

This is improved property located at 4232 Wallace Lane Nashville TN 37215

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

And Grantor covenants 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of August, 2019.

4501 Alcott, LLC.

By: _____
Chad Greer, Member

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Chad Greer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Member(or other officer authorized to execute the instrument) of 4501 Alcott, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Nashville, Tennessee, this 30th day of August, 2019.

_____
Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022