Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

April D. Zuideman
Affiant

Subscribed and sworn to before me this 30th day of August, 2019.

Notary Public
My Commission Expires: 6/13/2022

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 283065 **DEEDWARR**
09/09/2019 04:03:09 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20190909-0091054

2019-73

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Trillium Investment Partners. LLC	Trillium Investment Partners. LLC	
807 Bradford Ave	807 Bradford Ave	044-14-0-001.00
Nashville, TN 37204	Nashville, TN 37204	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Lyman O. Heidtke and B. Hemanth Kumar, as tenants in common,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Trillium Investment Partners, LLC, a Tennessee limited liability company,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee:

Commencing at an iron rod being the east corner of the land of Lyman O. Heidtke and B. Hemanth Kumar, also known as Parcel 1 on Tax Map 44-14, R.O.D.C. TN., property of record in Instrument No. PL-20140825-0077343; said point also being along the west property line of the land of Tommy O. Hamilton, Etux., also known as Parcel 19 on Tax Map 44-14, R.O.D.C. TN., property of record in Instrument No. DB-00003640-0000585, being the point of beginning of the herein described easement;

Thence, N 47° 46' 51" W for a distance of 465.37 feet to a point on a line;

Thence, N 48° 19' 10" E for a distance of 552.21 feet to a point on a line;

Thence, S 12° 49' 51" W for a distance of 593.44 feet to a point on a line;

Thence S 32° 17' 15" E a distance of 119.82 feet to the point of beginning and containing 102,570.39 square feet or 2.35 acres of land more or less.

Subject to the Master Deed and By-Laws for Hadley Village Owner's Association, Inc., a Horizontal Property Regime with Private Elements of record at Instrument Number 20190826-0085669, in the Register' s Office for Davidson

County, Tennessee, and subject to the provisions and requirements thereof; land being depicted on Exhibit "B" to said Master Deed and By-Laws; together with the common elements as set forth in such Master Deed and depicted on such "Exhibit B".

Together with a 25 foot Public Utility, Drainage, and Access Easement described as Hadley Village Blvd depicted on Exhibit "B" to said Master Deed and By-Laws.

Being a portion of the property conveyed to Lyman O. Heidtke and B. Hemanth Kumar, an one-half (1/2) undivided interest each as tenants in common by Warranty Deed from Maude Robinson Hopkins and Muriel Robinson, of record in Instrument No. 20141014-0094831, Register's Office for Davidson County, Tennessee, dated October 14, 2014 and recorded on October 14, 2014.

This conveyance is subject to any and all restrictions and easements of record, and to the Permitted Exceptions as noted hereto.

This is improved property located at **0 Robinson Road, Old Hickory, TN 37138.**

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, their heirs and assigns, forever; and we do covenant with 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 our hands this 30th day of August, 2019.

L. O. Heidtke by Hemanth, Attorney-in-fact

Lyman O. Heidtke, by B. Hemanth Kumar, his Attorney In Fact

B. Hemanth Kumar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lyman O. Heidtke and B. Hemanth Kumar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

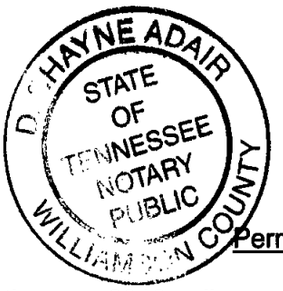
D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 6/13/2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named B. Hemanth Kumar, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the attorney in fact for Lyman O. Heidtke and that he is authorized by Lyman O. Heidtke to execute this instrument on his behalf.

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



Notary Public
My Commission Expires: 6/13/2022

Permitted Exceptions

1. Taxes for the year 2019, a lien not yet due and payable.
2. All matters shown on the Plat of record in Instrument No. 20190826-0085669, Register's Office for Davidson County, Tennessee.
3. All matters shown on the Plat of record in Instrument No. 20140825-0077343, Register's Office for Davidson County, Tennessee.
4. All matters shown on the Plat of record in Plat Book 1424, Page 49, Register's Office for Davidson County, Tennessee.
5. Stormwater Detention Agreement of record in Instrument No. 20020603-0066522, Register's Office for Davidson County, Tennessee.
6. Declaration of Reciprocal Easements and Restrictive Covenants of record in Instrument No. 20020715-0084518.
7. Construction and Grading Easement Agreement of record in Instrument No. 20180110-0003040, Register's Office for Davidson County, Tennessee.