This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater is $745,000.00.

Affiant

Subscribed and sworn before me this the 11th day of September, 2019.

Notary Public
My commission expires: 12/1/2020

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Karen Johnson Davidson County
Batch# 285167 DEEDWARR
09/13/2019 08:36:12 AM 2 pgs
Fees: $13.00 Taxes: $2,756.50

20190913-0092713

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
The Hallman Mesman Trust 1015 Southside Ct Nashville, TN 37203	118 Brookdale Place Solana Beach, CA 92075	105-01-0Y 002.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, MIDTOWN REALTY, LLC, A TENNESSESS LIMITED LIABILTY COMPANY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to SHERRY L. MESMAN AND LOUIS E. HALLMAN, III, TRUSTEES OF THE HALLMAN MESMAN TRUST DATED MAY 29, 1998, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County being Unit B on the Plan of Homes at 1013 Southside Court, a Horizontal Property Regime with Private Elements, having been established by the Declaration of Covenants, Conditions, and Restrictions of record in Instrument No. 20160304-0020879, Register's Office for said Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Midtown Realty, LLC, by Quitclaim Deed from Progressive Development, LLC, dated 05/11/2017, of record in Instrument No. 20170512-0047434, said Register's Office.

Also being the same property conveyed to Progressive Development, LLC, a Tennessee limited liability company, by Warranty Deed from Barbara Jean Freemon, unmarried, of record in Instrument No. 20160201-0009616, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1015 Southside Ct, Nashville, TN 37203.

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, successors and/or assigns, forever. Grantors covenant with 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, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 11th day of September, 2019.

Midtown Realty, LLC

Harold Johnson, Member

STATE OF TENNESSEE
COUNTY OF Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Harold Johnson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon HIS oath acknowledged HIMSELF to be the MEMBER of the within named bargainor, a LLC, and that HE, as such MEMBER, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by the said Harold Johnson as such MEMBER.

Witness my hand and official seal this 11th day of September, 2019.

My commission expires: 12/1/2020

Notary Public

JASON R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY