This instrument prepared by and return to:
Mark E. Beutelschies
Farris Bobango Branan PLC
999 S. Shady Grove, Suite 500
Memphis, TN 38120

Karen Johnson Davidson County
Batch# 286471 DEEDWARRSP
09/16/2019 12:33:22 PM 2 pgs
Fees: $13.00 Taxes: $9,450.78

20190916-0093704

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of this 12 day of September, 2019 by and between **Landmark Community Bank, a Tennessee Banking Corporation** (the "Grantor"), and **Alabaster West, LLC,** a limited liability company organized and existing under the laws of the State of Tennessee (herein "Grantee").

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and hereby bargains, sells, conveys and confirms unto Grantee the following described real estate, situated and being in Metropolitan Nashville and Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10, together with the appurtenant interest in the common elements of Alabaster West Townhomes, a horizontal property regime with private elements established by the Declaration in Instrument No. 20171009-0103163, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration, and being located upon Lot No. 1 on the Plan of Joe Maxwell of record in Plat Book 6200, page 404, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grantor by Successor Trustee's deed dated September 3, 2019, of record as Instrument No. 20190911 0-0093700, Register's Office for Davidson County, Tennessee.

Property Address: 227 Oceola Avenue, Nashville, Tennessee 37209

Tax Id Parcel Number(s): 91-14-F001.00; 91-14-F002.00; 91-14-F003.001 91-14-F004.00; 91-14-F005.00; 91-14-F006.00; 91-14-F007.00; 91-14-F008.00; 91-14-F009.00; 91-14-F010.00

TO HAVE AND TO HOLD the aforedescribed real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor hereby covenants with Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that Grantor has a good right to sell and convey the same; and that the same is unencumbered, except for subdivision restrictions, building lines. and easements of record, rights of parties in possession, zoning and subdivision laws, 2019 Metropolitan Nashville-Davidson County property taxes, which are not yet due or payable; the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise.

The words Grantor and Grantee as used herein shall mean "Grantors" and Grantees," respectively, if more than one person or entity be referred to, and pronouns shall be construed according to his proper gender and number according to the context hereof.

WITNESS the signature of Grantor the day and year first above written.

GRANTOR:

Landmark Community Bank

By: _____
Its: Sr. V.P.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said State and County, personally appeared Robin Henderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Senior Vice President of Landmark Community Bank, a Tennessee banking corporation, the within named bargainor, and that he/she as such Senior Vice President, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the banking corporation by himself/herself as such Senior Vice President.

WITNESS my hand and Notarial Seal at office this 12th day of September, 2019.

JOSLYNNE BOX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Public
My Commission Expires: 7-5-21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred whichever is greater, is **$2,554,265.16** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 12 day of September, 2019.

JOSLYNNE BOX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Public
My Commission Expires: 7-5-21

Owner Name and Mail Tax Bills to:

Alabaster West, LLC
4506 Harpeth Hills Drive
Nashville, Tennessee 37215-4006