THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P19-26578A	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 950,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF September 2019 Notary Public MY COMMISSION EXPIRES: 4-6-22 (AFFIX SEAL)

TRACEY PERRY NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON

RETURN TO: BANKERS TITLE 3310 WEST END AVE

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine A. Sbarra	Arvest Bank	MAP
506 Monroe Street	201 NE A Street	PARCEL 082-09-0-065.00
Nashville, TN 37208	Bentonville, AZ 72712	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Patrick J. Sbarra, Co-Trustees and Susan S. Sbarra, Co-Trustees of the Sbarra Joint Revocable Trust U/A dated October 22, 2015**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Katherine A. Sbarra, unmarried**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Resubdivision of Lots 1 & 2, Plan of the Homestead Addition Estate of D. T. McGavock of record in Instrument No. 20020304-0026803, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Patrick J. Sbarra and Susan S. Sbarra, Co-Trustees of the Sbarra Joint Revocable Trust U/A dated October 22, 2015 by Warranty deed from Nancy B. Hardaway, unmarried of record in Instrument No. 20160919-0098531 Register's Office for Davidson County, Tennessee, dated September 16, 2016 and recorded on September 19, 2016. (Value of consideration shown in aforementioned deed $820,000.00.)

Being also known as 506 Monroe Street Nashville, Tennessee 37208.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **506 Monroe Street, Nashville, TN 37208.**

Karen Johnson Davidson County
Batch# 288737 **DEEDWARR**
09/20/2019 09:07:27 AM 2 pgs
Fees: $13.00 Taxes: $3,515.00

20190920-0095634

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 ___ hand( ) this the 13th day of September, 2019.

The Sbarra Joint Revocable Trust

Patrick J. Sbarra, Trustee, trustee

Patrick J. Sbarra, Individually

Susan S. Sbarra, Trustee, trustee

Susan S. Sbarra, Individually

STATE OF Arkansas
COUNTY OF Benton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Patrick J. Sbarra and Susan S. Sbarra** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Trustees** of the **The Sbarra Joint Revocable Trust** the within named bargainors, and Trust, and that they as such Trustees being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Patrick J. Sbarra and Susan S. Sbarra** as such **Trustees.**

Witness my hand and seal this the 13th day of September, 2019.

My Commission expires 9-14-2022

KIMBERLY MCGEE
MY COMMISSION # 12389684
EXPIRES: September 14, 2022
Benton County

Notary Public

STATE OF Arkansas
COUNTY OF Benton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Patrick J. Sbarra** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 13th day of September, 2019.

My Commission expires 9-14-2022

KIMBERLY MCGEE
MY COMMISSION # 12389684
EXPIRES: September 14, 2022
Benton County

Notary Public

STATE OF Arkansas
COUNTY OF Benton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Susan S. Sbarra** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that_____ executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 13th day of September, 2019.

My Commission expires 9-14-2022

KIMBERLY MCGEE
MY COMMISSION # 12389684
EXPIRES: September 14, 2022
Benton County

Notary Public