WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$1,425,000.00.**

Affiant

Subscribed and sworn to before me this 26th day of September, 2019.

Notary Public
My Commission expires: 8/1/20
(Affix Seal)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 293675 DEEDWARR
10/01/2019 09:31:30 AM 4 pgs
Fees: $23.00 Taxes: $5,272.50
20191001-0099750

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
AT1 Edwin Greens, LLC	Same	071-08-0-374.00; 071-08-0-375.00;
2305 Cruzen Street		071-08-0-376.00; and
Nashville, TN 37211		071-08-0-377.00

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Anita G. Barnes, Lisa D. McCullough, Karl A. Myers, unmarried, Linda M. Holman, unmarried and Roberta Holman, married, tenants in common with right of survivorship**, hereinafter called individually and collectively, the GRANTOR, do hereby bargain, sell, convey and confirm unto **AT1 Edwin Greens, LLC, a Delaware LLC**, its successors and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Tract No. 1

Being Lot No. 8 on the Map of Walnut Grove Annex, as of record in Book 1424, Page 90, Register's Office for said County.

Being the same property conveyed to William L. Barnes and wife, Louise B. Barnes, by deed from B & S Homes, Inc., of record in Book 1726, Page 275, Register's Office for Davidson County, Tennessee. Louise B. Barnes having since died. Further conveyed to Anita G. Barnes from William L. Barnes, a widower by Quitclaim Deed on March 19, 2004, of record in Instrument Number 20040322-0031818, Register's Office for Davidson County, Tennessee.

Tract No. 2

Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Walnut Grove Annex of record in Plat Book 1424, Page 90, said Register's Office, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Lisa D. McCullough from Herman D. Dickens, Sr., and wife, Annie Ruth Dickens by Warranty Deed on March 2, 1992, of record in Book 8565, Page 52, Register's Office for Davidson County, Tennessee.

Tract No. 3

Being Lot 10, Walnut Grove Annex, as recorded in Book 1424, Page 90, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Karl Myers, unmarried from Robert L. Edwards and wife, Diane W. Edwards by Warranty Deed on February 28, 1995, of record in Book 9607, Page 629, Register's Office for Davidson County, Tennessee.

Tract No. 4

Land in Davidson County, Tennessee, being Lot No. 11, on the plan of Walnut Grove Annex, as shown on plat of record in Plat Book 1424, Page 90, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Linda M. Holman, unmarried and Roberta Holman, married, tenants in common with right of survivorship from James D. Ezzell and wife, Bette C. Ezzell by Warranty Deed on April 6, 1998, of record in Book 11033, Page 721, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2019 and subsequent years, plus any penalties and interest which may accrue.
- Subject to all matters as shown on the Plan of record in Plat Book 1424, Page 90, Register's Office for Davidson County, Tennessee.

This is improved property known as: **528, 532, 536 and 540 Edwin Street, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, its successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

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 September 26, 2019.

Anita G. Barnes

Lisa D. McCullough

Karl A. Myers

Linda M. Holman

Roberta C. Holman

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Anita G. Barnes,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 26, 2019

My commission expires 8/1/22

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Lisa D. McCullough,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 26, 2019

My commission expires 8/1/22

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Karl A. Myers,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 26, 2019

My commission expires 8/1/22

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Linda M. Holman,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 26, 2019

My commission expires 8/1/22

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Roberta Holman,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this September 26, 2019

My commission expires 8/1/22

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Laura Jane Shoun, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 12/14/2020

LAURA JANE SHOUN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY