Name and Address of New Owner:
Big Green Tractor 948, LLC
4601 Dakota Avenue
Nashville, TN 37209

Send Tax Bills To:
SAME

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 297335 DEEDWARR
10/07/2019 01:51:30 PM 2 pgs
Fees: $13.00 Taxes: $610.50
20191007-0102622

Map & Parcel No: 092-06-0-019.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **George H. Thompson, III, Unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Big Green Tractor 948, LLC,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, and being the western half of Lot No. 24 on the Map of George I. Waddey's Subdivision of Blocks 16 and 26 of Midway, as of record in Book 421, Page 55, in the Register's Office of Davidson County, Tennessee.

SAID lot fronts 50 feet on the east side of 31st Avenue North and runs back between parallel lines along the south margin of an alley, 150 feet to another alley in the rear.

Being a portion of the same property conveyed to George H. Thompson, III, by Quitclaim Deed from Oliver M. Donnell, recorded June 13, 1990, of record in Book 8130, Page 696, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 948 31st Avenue North, Nashville, Tennessee 37209.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of September, 2019.

George H. Thompson (SEAL)
George H. Thompson, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

George H. Thompson, III

On this 30th day of September, 2019, before me personally appeared ~~Angel Sims~~, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of September, 2019.

Notary Signature
My commission expires:

MELODY WEATHERS STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 07-06-2020 DAVIDSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $165,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
30th day of September, 2019.

Notary Public
My commission expires:
File No. 2019-621

MELODY WEATHERS STATE OF TENNESSEE NOTARY PUBLIC COMM. EXP. 07-06-2020 DAVIDSON COUNTY

True Copy Certification

I, Deliana Louhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered 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, S. Thompson, a notary public for this county and state, Deliana Louhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19