THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203 P19-26667 Karen Johnson Davidson County Batch# 297495 **DEEDWARR** 10/08/2019 08:46:58 AM 2 pgs Fees: $13.00 Taxes: $2,749.10 20191008-0102815	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 743,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF OCTOBER, 2019. Notary Public MY COMMISSION EXPIRES: 1-6-20 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Franklin Pike Holdings, LLC	NEW OWNER	
62 Revere Park		116080C06200CO
Nashville, TN 37205		
(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, **John Bearden, Co-Trustee of the Walter S. Bearden Revocable Trust dated May 2, 2018,**

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Franklin Pike Holdings, LLC, a Nevada limited liability company,**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 Building Site No. 62 on the Plan of Revision 2, Sugartree, Phase No. 2 of record in Plat Book 4860, Page (s) 79 and 80, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Walter S. Bearden, Trustee of the Walter S. Bearden Revocable Trust, created May 2, 2018 by Quitclaim deed from Walter S. Bearden of record in Instrument No. 20180910-0089131 Register's Office for Davidson County, Tennessee, dated September 07, 2018 and recorded on September 10, 2018. Pursuant to the terms of the Trust, Scott B. Bearden and Wyndham F. Bearden were named as Co-Trustees and the Co-Trustees have named John Bearden as Co-Trustee pursuant to the terms of the Trust for purposes of conveying the subject property to the Grantee.

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 IMPROVED property known as **62 Revere Park, Nashville, TN 37205.**

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 Grantor's hand this the 7th day of October, 2019.

Walter S. Bearden Revocable Trust dated May 2,2018

BY: John Bearden, Co-Trustee
John Bearden, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **John Bearden, Co-Trustee of the Walter S. Bearden Revocable Trust dated May 2, 2018,** 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 he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 7th day of October, 2019.

My Commission expires: March 3, 2022

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON