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| **WARRANTY DEED** | STATE OF TENNESSEE<br>COUNTY OF WILLIAMSON<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,500.00.<br><br>Alexis M. Cantrell<br>Affiant<br><br>SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of October, 2019.<br><br>Jennifer D Stacey<br>Notary Public<br><br>MY COMMISSION EXPIRES: 10/3/21<br>(AFFIX SEAL) |

JENNIFER D. STACEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 299505 DEEDWARR
10/11/2019 08:27:08 AM 2 pgs
Fees: $13.00 Taxes: $416.25
20191011-0104243

**THIS INSTRUMENT WAS PREPARED BY**
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

| ADDRESS NEW OWNER AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| 18th and 7th, a Tennessee General Partnership<br>8161 Highway 100, Suite 244<br>Nashville, TN 37221 | NEW OWNER | 163-11-0C-061.00 |

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Beverly Gilpatrick, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto 18th and 7th, a Tennessee General Partnership, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 61, on the plan of REVISED BELL FORGE VILLAGE III, SECTION FIVE, as shown on plat of record in Book 690, Page 632, as corrected by Book 7524, Page 552, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Beverly Gilpatrick by Warranty Deed from JRM Trust u/t/d March 1, 2002, dated 08/03/2017, and Recorded 10/03/2017 of record in Deed Instrument No. 20171003-0100992, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Beverly Gilpatrick by Instrument of Correction of Deed from Steven Christopher Lassiter, Trustee of the JRM Trust, dated 10/07/2019 and recorded 10/09/2019 of record in Instrument No. 20191009-0103321, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 807 Beazer Lane, Antioch, TN 37013

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 my/our hand(s) this the 10th day of October, 2019.

Beverly Gilpatrick

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Beverly Gilpatrick with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 10th of October, 2019.

Jennifer D Stacey

Notary Public

My Commission Expires: 10/3/21

(SEAL)

JENNIFER D. STACEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY