RECORDING INFORMATION	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration for this transfer or value of property transferred (whichever is greater) is $350,000.00. Affiant Sworn to and subscribed before me this 18th day of October, 2019. Notary Public My Commission Expires: 2-28-2023 (SEAL)

Karen Johnson Davidson County
Batch# 302853 DEEDWARR
10/18/2019 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20191018-0107147

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

RYAN P. GARDNER NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Try Properties P.O. Box 1643 Brentwood, TN 37024-1643	New Owner(s)	146-12-0-072.00

This Indenture is made on the 18th day of October, 2019, by and between **NICHOLAS A. MARTINI and wife, MARY MARTINI** ("Grantor"), and **TRY PROPERTIES, a Tennessee general partnership** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Crievewood of record in Plat Book 2331, Page 99, 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 Nicholas A. Martini and wife, Mary Martini, by Warranty Deed from Forrest J. White, unmarried, of record in Instrument No. 20061113-0140020, in the Register's Office for Davidson County, Tennessee, dated November 07, 2006 and recorded on November 13, 2006.

This is improved property known as 5015 Manuel Drive, Nashville, TN 37211.

This conveyance is being made subject to:

1. Any and all applicable zoning and setback requirements.

2. Taxes for the year 2020 and subsequent years, a lien not yet due and payable.

3. All matters shown on the Plan of record in Plat Book 2331, Page 99, Register's Office for Davidson County, Tennessee.

4. Restrictions of record in Book 2491, Page 278, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 18th day of October, 2019.

GRANTOR:

Nicholas A. Martini

Mary Martini

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, NICHOLAS A. MARTINI and MARY MARTINI, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of October, 2019.

Notary Public

My Commission Expires: 2-28-2023

RYAN P. GARDNER STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

201910180107147

TRUE COPY CERTIFICATION

I, RYAN GARDNER, 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.

Ryan Gardner

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned notary public for the aforesaid State and County, RYAN GARDNER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 3-30-21

KEMBERLY POWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY