Name and Address of New Owner:
Amanda Dean, Trustee of The 312 Farris Avenue Trust
P O Box 160071
Nashville, TN 37216

Send Tax Bills To:
Amanda Dean, Trustee of The 312 Farris Avenue Trust
P O Box 160071
Nashville, TN 37216

This Instrument Prepared By:
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 043-15-0-075.00

Karen Johnson Davidson County
Batch# 305597 DEEDWARR
10/24/2019 01:03:30 PM 3 pgs
Fees: $18.00 Taxes: $518.00
20191024-0109188

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, **Douglas Mills and Donna Mills, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Amanda Dean, Trustee of The 312 Farris Avenue Trust,** "the Grantee ," the following described real estate in Davidson County, Tennessee:

Lot Numbers 26 and 27 on the Map of Rock Hill Subdivision, Block "A", and more particularly described as follows:

Beginning at a point on the Westerly margin of Farris Avenue 1186.6 feet South of the Southerly margin of Old Hickory Boulevard, which point is the common corner of Lot Number 27 and Lot Number 28 on the map of the above subdivision; thence with the Westerly margin of Farris Avenue Southerly 156.2 feet to an iron pin which is the Southeast corner of Lot Number 26 and when the Westerly margin of Farris Avenue intersects the Northerly margin of New Larkin Spring Road; thence North 60 degrees 30 minutes West, along the Northerly margin of said road 221.5 feet to a point where the aforesaid Northerly margin intersects the rear Westerly line of Block "A" and is also the common corner of Lots 26 and 27; thence Northerly along the Westerly rear line of Block "A", 50 feet to the common corner of Lot Number 27 and Lot Number 28; thence Easterly with the line between said two lots, 200 feet to the beginning.

Being the same property conveyed to CB Investments, LLC by Warranty deed from Cornerstone Equity Investments, LLC of record in Instrument No. 20151007-0102141 Register's Office for Davidson County, Tennessee, dated September 28, 2015 and recorded on October 07, 2015.

Being the same property conveyed to Cornerstone Equity Investments, LLC by Quitclaim deed from CB Investments, LLC of record in Instrument No. 20170405-0033431 Register's Office for Davidson County, Tennessee, dated March 09, 2017 and recorded on April 05, 2017.

Being the same property conveyed to Douglas Mills and Donna Mills, Husband and Wife, from Cornerstone Equity Investments, LLC, a Tennessee Limited Liability Company by Quitclaim Deed dated October 24, 2109 of record in Instrument No. 201910240109187 Register's Office for Davidson County, Tennessee.

Being improved property also known as 312 Farris Avenue, Madison, Tennessee 37115.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

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 24th day of October, 2019.

(SEAL)
Douglas Mills

(SEAL)
Donna Mills

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Douglas Mills and Donna Mills, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 24th day of October, 2019.

Notary Public
My commission expires: 11-5-19

STATE OF TENNESSEE NOTARY PUBLIC SANDY BALENT 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 $140,000.00, 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
24th day of October, 2019.

Notary Public
My commission expires: 11-5-19

STATE OF TENNESSEE NOTARY PUBLIC SANDY BALENT DAVIDSON COUNTY

File No. 2019-407

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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 Tennessee
County of Davidson

Personally appeared before me, Sandy Balent, a notary public for this county and
Notary's Name

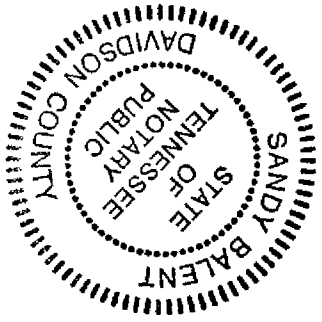
state, Steven Disser, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).