This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20192315

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$365,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

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

Notary Public
My Commission Expires: 3-7-23

Karen Johnson Davidson County
Batch# 310027 **DEEDWARR**
11/04/2019 09:22:27 AM 3 pgs
Fees: $18.00 Taxes: $1,350.50

20191104-0113172

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

EFFECTIVE AS OF this 30th day of October, 2019, among:

MARY FRANCES FIELDER

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

TREVECCA AVENUE HOLDINGS, LLC

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being Lot No. 66 on the Plan of Henry Blood's Addition to East Nashville, as of record in Book No. 21, page 5, Register's Office for said County.

Said Lot No. 66 fronts 50 feet on the Southerly side of Russell Street and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Connie Leon Fielder, Jr., and wife, Mary Frances Fielder by Quitclaim deed from Hugh M. Gibson and Mildred L. Gibson of record in Book 5590, page 789, Register's Office for Davidson County, Tennessee, dated April 15, 1980 and recorded on April 15, 1980.
Connie Leon Fielder, Jr having died on January 14,2019 leaving Mary Frances Fielder as the surviving tenant-by- the entireties.

Being also known as 610 Russell St Nashville, Tennessee 37206.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Mary Frances Fielder

State of OKLAHOMA
County of TULSA

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Mary Frances Fielder, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 28TH day of October, 2019.

Notary Public
My Commission Expires: 3/7/20

C. L. PAULICK
Notary Public - State of Oklahoma
Tulsa County
Commission # 08002762
My Commission Expires March 07, 2020

Owner Name & Property Address:

Name: Trevecca Avenue Holdings, LLC
Address: 610 Russell St
City, State, Zip: Nashville, TN 37206

Responsible Party For Taxes:

Name: Trevecca Avenue Holdings, LLC
Address: 13111 Woodland St., Ste B
City, State, Zip: Nashville, TN 37206

Tax ID: 082-16-0-125.00