Karen Johnson Davidson County
Batch# 330669 DEEDWARR
12/17/2019 08:06:30 AM 4 pgs
Fees: $23.00 Taxes: $12,284.00
20191217-0129790

PREPARED BY:
GRANT, KONVALINKA & HARRISON, P.C.
Ninth Floor - Republic Centre
633 Chestnut Street
Chattanooga, Tennessee 37450-0900

WARRANTY DEED

IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Adam Will, unmarried ("Grantor"), does hereby sell, transfer and convey unto Mark A. Barondess, Trustee of the Eveready Property Trust U/A dated December 11, 2019 ("Grantee"), the following described real estate:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Butts Subdivision of Lot No. 16 Oak Hill Subdivision No. 1 of record in Plat Book 2083, Page 55, 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 Adam Will by Warranty Deed from Gregory J. Jennings recorded on April 30, 2019 as instrument no. 20190430-0039957, in the Register's Office of Davidson County, Tennessee.

Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.

Subject to all matters, easements, notes, restrictions and reservations shown on plat recorded in Plat Book 2083, Page 55, in the Register's Office of Davidson County, Tennessee.

Subject to restrictions of record in Book 2157, Page 503, as amended in Book 2199, Page 529, in the Register's office of Davidson County, Tennessee.
Subject to easement recorded in Book 460, Page 1, in the Register's Office of Davidson County, Tennessee.

Subject to Sanitary Sewer and Storm Drainage Easement recorded in Book 6919, Page 103, in the Register's Office of Davidson County, Tennessee.

Grantee Address:	Send Tax Bills to:	Map Parcel No.
Mark Barondess, Trustee	Mark Barondess, Trustee	132 140 005.00
~~869 Battery Lane~~	~~869 Battery Lane~~	
~~Nashville, TN 37220~~	~~Nashville, TN 37220~~	
201 Defense Highway Ste 260	201 Defense Hwy, Ste 260	
Annapolis, MD 21401	Annapolis, MD 21401	

TO HAVE AND TO HOLD said real estate unto Grantee, their heirs and assigns, in fee simple forever.

Grantor for himself and his heirs and/or assigns, covenant, warrant and represent to and with Grantee, their heirs and assigns, that Grantor is lawfully seized and possessed of the above-described real estate, that he has full right and lawful authority to sell and convey the same, that he has not made, done, executed or suffered any act or thing whereby the real estate now is or at any time hereafter shall or may be imperiled, charged or encumbered except as herein set forth, and that he will forever warrant and defend the title to the said real estate against all persons whomsoever.

IN WITNESS WHEREOF, Grantor has executed and delivered this Warranty Deed this 11th day of December 2019.

ADAM WILL

STATE OF Tennessee
COUNTY OF Williamson

On this 11th day of December 2019, before me personally appeared Adam Will, to me known to be the person (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Notary Public

My commission expires:

9.20.23

LAURA PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires

STATE OF New York
COUNTY OF New York

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $3,320,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant-Grantee

Subscribed and sworn to
before me this 11th day
of December 2019.

Notary Public

My commission expires:
4-14-22

RONELL S. KIRKLEY
NOTARY
NO. 01KI6301320
QUALIFIED IN
KINGS COUNTY
COMM. EXP.
04-14-2022
PUBLIC
STATE OF NEW YORK

True Copy Certification

I, Penny A. May, 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 therewith 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 Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Penny May, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY