ADDRESS NEW OWNER: R.S. Kaiser Nashville, LLC
777 Chicago Rd, Suite 1
Troy, MI 48083

SEND TAX BILL TO: NEW OWNER

MAP-PARCEL NOS. 115-11-0-017.CO

Karen Johnson Davidson County
Batch# 332656 DEEDWARR
12/20/2019 08:22:30 AM 4 pgs
Fees: $23.00 Taxes: $1,757.50
20191220-0131387

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, I, **Timothy Joel Green, Trustee of "The Herman Green Revocable Living Trust U/A/D April 18, 2017"** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **R.S. Kaiser Nashville, LLC, a Michigan limited liability company** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 336 on the Plan of West Meade Farms, Inc,, Section "N", as of record in Book 2133, Page 94, Register's Office for Davidson County, Tennessee.

Said Lot 336 fronts 126 feet on the easterly side of Brook Hollow Road and runs 340.3 feet on the northerly line and 435.8 feet on the southerly line, to a dead line, measuring 159 feet thereon.

Being the same property conveyed to Herman Green and wife, Clara A. Green, from West Meade Farms, Inc., a corporation organized under the laws of the state of Tennessee, by Deed recorded on May 18, 1955, in Book 2399, Page 132, Register's Office for Davidson County, Tennessee. Clara A. Green having since died on March 10, 2017 leaving Herman Green the sole owner of the property by right of survivorship.

Being the same property conveyed to Timothy Joel Green, Trustee of The Herman Green Revocable Trust dated April 18, 2017, from Herman Green by Quitclaim Deed recorded on April 26, 2017, in Instrument No. 20170426-0041009, Register's Office for Davidson County, Tennessee.*

This is property with a common address of 642 Brook Hollow Road, Nashville, TN 37205.

Said proprety is being conveyed "AS-IS."

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and paid for by the Grantor at closing.(2) All matters appearing on the Plan of record in Book 2133, Page 94, Register's Office for Davidson County, Tennessee.(3) Restrictive Covenants of record in Book 2278, Page 371, said Register's Office. Said Restrictive Covenants are said to have expired as of December 31, 1985.(4) Water Tap to supply subject property subject to rules and regulations of Nashville Waterworks Department of record in Book 2399, Page 132, said Register's Office.(5) Permanent Easement for sanitary sewer and/or drainage facilities of record in Book 5656, Page 612 and Book 6065, Page 90, said Register's Office.

* See Certification of Trust attached hereto and made a part hereof. TSS

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 19th day of December 2019.

X Timothy Joel Green, Trustee

Timothy Joel Green, Trustee of "The Herman Green Revocable Living Trust U/A/D April 18, 2019," Seller

STATE OF TENNESSEE
COUNTY OF Davidson

I HEREBY CERTIFY, that on the 19th day of December 2019, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Timothy Joel Green, Trustee of "The Herman Green Revocable Living Trust U/A/D April 18, 2019," known to me or satisfactorily proven to be the person(s) whose name(s) is/are subscribed to the within document and acknowledge that he/she/they executed the same for the purpose therein contained.

AS WITNESS my hand and seal the day and year first above written.

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

NOTARY PUBLIC
COMMISSION EXPIRATION: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $475,000.00.

X Timothy Joel Green, Trustee
Affiant

Subscribed and sworn before me this 19th day of December 2019.

Notary Public
My Commission Expires: _____

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

File No. 1912K261

Affidavit
And
Certification of Trust

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, duly commissioned and qualified, the within named Affiants, Timothy Joel Green, both personally and as Trustee of "The Herman Green Revocable Living Trust U/AD April 18, 2019" to me personally known or who proved to me on the basis of satisfactory evidence, and who being first duly sworn, did depose and say:

1. That, I, Timothy Joel Green, declare that I am a resident of the County of Davidson, State of Tennessee.
2. That this Certification of Trust shall be recorded in the Register of Deeds Office for Davidson County, Tennessee.
3. That "The Herman Green Revocable Living Trust U/A/D April 18, 2017" is one and the same as "Revocable Trust Agreement, The Herman Green Revocable Living Trust."
4. That Timothy Joel Green, is authorized as Trustee of the "The Herman Green Revocable Living Trust U/A/D April 18, 2017" to sell real property on behalf of the said Trust.
5. That the said Trust is active and has not been terminated by its terms.
6. That no actions have been taken by myself, by others, by a court, or by other matters affecting said Trust that would limit, diminish, or remove my authority as Trustee to sell real property and/or execute closing documents including the settlement statement as Timothy Joel Green, Trustee of the "The Herman Green Revocable Living Trust U/A/D April 18, 2017."
7. That said Trust has not been revoked, terminated, amended, or otherwise modified in a manner that would affect my authority as Trustees to act as set forth herein.
8. That I have not resigned or been removed as a Trustee or otherwise declared incompetent to act as a Trustee.
9. That I have provided a true and complete copy of said Trust to closing attorney, Cindy S. Smith, P.C.
10. That there are no undisclosed provisions of said Trust that would limit the Trustees' authority as set forth herein.
11. That I am making this Affidavit both personally and as Trustee.
12. That I am making this Affidavit at the request of Cindy S. Smith, P.C., and/or its underwriter, Stewart Title Guaranty Company and/or its agent, Cindy S. Smith, P.C., to induce them to close and/or issue clear title to certain property with a common address of 642 Brook Hollow Road, Nashville, TN 37205.
13. That I agree to indemnify and hold harmless Cindy S. Smith, P.C., and Stewart Title Guaranty Company from any loss, harm, recourse or liability they may incur as a result of their closing an/or issuing any title insurance or title opinion relative to said property upon reliance of this Affidavit.

IN TESTIMONY WHEREOF, I hereunto subscribe my name this 19th day of December 2019.

x Timothy Joel Green, ~~Trustee~~ TJG

Timothy Joel ~~Green~~, individually, Affiant

x Timothy Joel Green, Trustee

Timothy Joel ~~Green~~, Trustee, "The Herman Green Revocable Living Trust U/A/D April 18, 2017"

STATE OF TENNESSEE
COUNTY OF Davidson

I HEREBY CERTIFY, that on the **19th** day of **December 2019**, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared **Timothy Joel Green, individually, and Timothy Joel Green, Trustee,** "The Herman Green Revocable Living Trust U/A/D April 18, 2017", known to me or satisfactorily proven to be the person(s) whose name(s) is/are subscribed to the within document and acknowledge that he/she/they executed the same for the purpose therein contained.

AS WITNESS my hand and seal the day and year first above written.

NOTARY PUBLIC
COMMISSION EXPIRATION: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 3, 2020

1912k261

Prepared by:

Cindy S. Smith, P.C.
P.O. Box 292004
Nashville, TN 37229-2004

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Kimberly J. Thompson, a notary public for this county and state, Cindy S. Smith, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public
My Commission Expires: _____

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022