This instrument prepared by and after recording return to:

Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067
Attn: Walt Burton, Esq.

Karen Johnson Davidson County
Batch# 336687 DEEDWARRSP
12/31/2019 09:22:54 AM 6 pgs
Fees: $33.00 Taxes: $4,162.50
20191231-0134824

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Tax Map/Parcel IDs:
House at Sobro, LLC 123 N. Court Street Fayetteville, WV 25840	House at Sobro, LLC 123 N. Court Street Fayetteville, WV 25840	Parcel No. 093-10-0-249.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which are hereby acknowledged, **BARBARA EATHERLY** and **CASON A. DICKINSON** (hereinafter collectively referred to as "Grantor"), herein this day has bargained and sold, and does hereby transfer and convey, unto **HOUSE AT SOBRO, LLC**, a Delaware limited liability company (hereinafter referred to as "Grantee"; the terms "Grantor" and "Grantee" to include their respective heirs, legal representatives, successors and assigns where the context requires or permits), the following described real property, to wit:

> ALL THAT TRACT OR PARCEL of unimproved land lying and being in Davidson County, Tennessee, being more particularly described on **Exhibit "A"** attached hereto (the "Land"); TOGETHER WITH any and all improvements, appurtenances, rights, privileges and easements benefiting, belonging or pertaining to the Land, and any right, title and interest of Grantor in and to any land lying in the bed of any street, road or highway in front of or adjoining said Land, together with any strips or gores relating to the Land (the Land and the foregoing rights, easements and appurtenances being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD said Property, with the appurtenance, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

Grantor covenants that it is lawfully seized and possessed of said Property in FEE SIMPLE, has a good right to convey it, and that the same is unencumbered, except for those matters shown on **Exhibit "B"** attached hereto and incorporated herein by this reference (the "Permitted Exceptions").

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against all persons claiming under Grantor, but no further or otherwise and subject, however, to the Permitted Exceptions.

[*Signatures Commence on Following Page*]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 27 day of December, 2019.

GRANTOR:

BARBARA EATHERLY

STATE OF TN

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Barbara Eatherly, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the foregoing instrument for the purposes therein expressed and contained, by signing her name.

Witness my hand and official seal this 13 day of December, 2019.

My Commission Expires:
My Commission Expires
May 6, 2023

Notary Public

GILBERT GARCIA
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

CASON A. DICKINSON

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Cason A. Dickinson, the within-named Grantor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein expressed and contained, by signing his name.

Witness my hand and official seal this 13th day of December, 2019.

My Commission Expires:
1-3-22

Notary Public

JAN MINSHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 3, 2022

STATE OF ~~TENNESSEE~~ West Virginia

COUNTY OF ~~WILLIAMSON~~ Fayette

I hereby swear and affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater, is $1,125,000.00, which is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 17 day of December, 2019.

NOTARY PUBLIC

My Commission Expires: March 7, 2020

OFFICIAL SEAL
DEBRA SUE PUCKETT
NOTARY PUBLIC
STATE OF WEST VIRGINIA
123 N. Court Street
Fayetteville, WV 25840
My Commission Expires March 7, 2020

Exhibit "A"

Legal Description of Property

Tract 1: Being Lot No. 21 on the unrecorded plan of Henry Blood and wife's Subdivision of certain lots of Barrow Grove, described according to a survey made by Pete Meyer, Surveyor, August 21, 1946, as follows:

Beginning at an iron pin on the northerly margin of Lea Avenue, formerly South Union Street, 38 feet east of a 16-foot alley, being Mary Cross' southeast corner; thence with said Avenue, eastwardly 36 feet to an iron pin on the westerly margin of another alley;

Thence with the westerly margin of said last mentioned alley, north 31° west 141 feet to an iron pin on the southerly margin of another alley; thence with the southerly margin of said last mentioned alley, south 61° west 29.3 feet to an iron pin, Mary Cross' northeast corner; thence with her easterly line, south 31° east 120.7 feet to the beginning.

Tract 2: Land in Davidson County, Tennessee, being Lot No. 22 on the unrecorded plan of Henry Blood and wife's Subdivision of certain lots in Barrow Grove, described partly according to a survey made by Pete Meyer, Surveyor, August 21, 1946, as follows: Beginning on the northerly margin of Lea Avenue, 3 feet northwest of the southwest corner of the premises conveyed to Rock City Realty Co., Inc., by deed from Kenneth S. Drake, et al, of record in Book 2651, page 50, Register's Office for said County; thence northerly 120 feet, more or less, to be the southerly margin of an alley; thence with the same, westerly 27.7 feet, more or less, to the easterly margin of another alley; thence with the same, southerly 95 feet, more or less, in the northerly margin of Lea Avenue; thence with the same 35 feet to the beginning.

Being the same property conveyed to BARBARA EATHERLY AND CASON A. DICKINSON by Final Decree Confirming Sale of record in Instrument No. 20130326-0029476 and Instrument No. 20130228-0019963, said Register's Office.

Being further conveyed to BARBARA EATHERLY AND CASON A. DICKINSON by quitclaim deed from BARBARA EATHERLY AND CASON A. DICKINSON, to consolidate two parcels into one, of record in Instrument No. 20140825-0077331, dated August 15, 2014, said Register's Office.

Exhibit "B"

Permitted Exceptions

1. Taxes for the year 2020 and subsequent years, a line not yet due and payable.