THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF DAVIDSON)
The Row Title & Escrow, LLC 20 Music Square West, Suite 200 Nashville, TN 37203	The actual consideration or value, whichever is greater, for this transfer is: $9,750,000.00 Affiant Subscribed and sworn to before me, this 15th day of January, ~~2019~~ 2020 Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 344001 DEEDWARR
01/15/2020 03:00:30 PM 3 pgs
Fees: $18.00 Taxes: $36,075.00
20200115-0005579

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Clifford B. Williamson, Trustee of the 2019 Bancroft Residential Trust dated December 20, 2019 30 & 34 Bancroft Place Nashville, TN 37215	New Owner	Tax Parcel ID No. 144-00-0-101.00 144-00-0-102.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JEFFREY MOBLEY, TRUSTEE OF THE 30 BANCROFT PLACE TRUST DATED MARCH 6, 2015** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **CLIFFORD B. WILLIAMSON, TRUSTEE OF THE 2019 BANCROFT RESIDENTIAL TRUST DATED DECEMBER 20, 2019** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 14 and 15, as shown on the map entitled Bancroft, of record in Book 9700, Pages 326 and 327, (now known as Lot No. 14 on Revision of Lot 14 Bancroft, as of record in Instrument No. 20020116-0006614) Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JEFF MOBLEY, TRUSTEE OF THE 30 BANCROFT PLACE TRUST DATED MARCH 6, 2015, by deed from JOSEPH C. GALANTE AND WIFE, PHRAN GALANTE, of record in Instrument No. 20150310-0020538, dated March 9, 2015, said Register's Office.

This is improved property commonly known as: **30 & 34 Bancroft Place, Nashville, TN 37215**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors, heirs and assigns, forever.

And Grantor covenants that he has lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds himself, his successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 15TH day of JANUARY, ~~2019~~ 2020.

30 BANCROFT PLACE TRUST DATED MARCH 6, 2015

Jeffrey Mobley, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **JEFFREY MOBLEY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Trustee of the **30 BANCROFT PLACE TRUST DATED MARCH 6, 2015**, and that he as such Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust as its Trustee.

Witness my hand and seal, this 15TH day of JANUARY 2020.

Notary Public
My Commission Expires:

LINDSAY HAMADA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020

True Copy Certification

I, Margaret Philpott, 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 of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public
My Commission Expires: 05-09-23