This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20202607

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 $335,000.00 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 3rd day of February, 2020.

Notary Public
My Commission Expires: 12/9/2020

Karen Johnson Davidson County
Batch# 352858 DEEDWARR
02/04/2020 10:18:38 AM 2 pgs
Fees: $13.00 Taxes: $1,239.50

20200204-0012654

KATHERINE ANN HEDRICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES DECEMBER 7, 2020

WARRANTY DEED

THIS INDENTURE, made this 3rd day of February, 2020, among:

POWERSOURCE HOME INVESTORS, LLC

A TENNESSEE LIMITED LIABILITY COMPANY

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

AND

JOSEPH A. ROBERTSON, a single person AND SHARON R. ANDERSON, a single person, as joint tenants with right of survivorship

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. 60 on the Plan of Hidden Acres Subdivision of record in Plat Book 1130, Page 89, 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 John Ellis by Warranty Deed from John Wallace Roberson, married, of record in Instrument No. 20001219-0124323, Register's Office for Davidson County, Tennessee, dated December 11, 2000 and recorded on December 19, 2000.

Being the same property conveyed to Hatem Ibrahim by Quitclaim Deed from John Ellis, of record in Instrument No. 20040922-0114035, Register's Office for Davidson County, Tennessee, dated September 22, 2004 and recorded on September 22, 2004.

Being the same property conveyed to Music City Holdings, LLC, a Texas limited liability company, by Warranty Deed from Hatem Ibrahim, of record in Instrument No. 20190211-0012597, Register's Office for Davidson County, Tennessee, dated January 30, 2019 and recorded on February 11, 2019.

Being the same property conveyed to PowerSource Home Investors, LLC, a Tennessee limited liability company, by Warranty Deed from Music City Holdings, LLC, a Texas limited liability company, of record in Instrument No. 20190211-0012598, Register's Office for Davidson County, Tennessee, dated January 30, 2019 and recorded on February 11, 2019.

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.

PowerSource Home Investments, LLC

BY: Anthony Oldham

Anthony Oldham, Member

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Anthony Oldham, member of PowerSource Home Investments, LLC, 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 3rd day of February, 2020.

NICK HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Notary Public
My Commission Expires:_____

Owner Name & Property Address:

Name: Joseph Andrew Robertson and Sharon Rose Anderson
Address: 2725 Druid Drive
City, State, Zip: Nashville, TN 37210

Responsible Party For Taxes:

Name: Wells Fargo Bank, N.A.
Address: P.O. Box 51162
City, State, Zip: Los Angeles, CA 90051-5462

Tax ID: 119-10-0-063.00