THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 35291-01-2020	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $935,000.00. Affiant Subscribed and sworn to before me this 27th day of February, 2020. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 364932 DEEDWARR
02/28/2020 10:28:30 AM 4 pgs
Fees: $23.00 Taxes: $3,459.50
20200228-0022410

SAMANTHA KING NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 3, 2023

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Craig Kelley Adkisson, Trustee PBM 392, 5133 Harding Pike Ste B10 Nashville, TN 37205	Craig Kelley Adkisson, Trustee PBM 392, 5133 Harding Pike Ste. B10 Nashville TN 37205	Map and Parcel No.: 129 08 0 D 002 00CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Robert Charles Allen, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Craig Kelley Adkisson, Trustee of the Craig Kelley Adkisson Trust, u/a October 26, 2016 ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 505 Tyne Court, Nashville, TN 37205.

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

And Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 27th day of February, 2020.

Robert Charles Allen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Charles Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of February, 2020.

Notary Public

My Commission Expires:

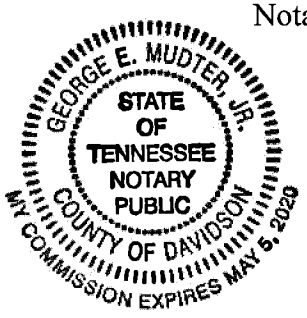


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit B, together with the appurtenant interest in the common elements of The 104 Gilman Avenue Townhomes, a horizontal property regime with private elements established by Declaration and Master Deed in Instrument No. 20141113-0105019, Amendment of record in Instrument No. 20180117-0004918, Second Amendment in Instrument No. 20180620-0059285, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration and Master Deed in Instrument No. 20141113-0105019 and as Exhibit D to the Second Amendment to the Declaration and Master Deed in Instrument No. 20180620-0059285, Register's Office for Davidson County, Tennessee.

Together with the Acess Easement and Driveway Maintenance Agreement of record in Instrument No. 20180117-0004917 and First Amendment to Access Easement and Driveway Maintenance Agreement in Instrument No. 20180620-0059284, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Robert Charles Allen, unmarried, by deed dated January 16, 2018 from Lori D. Halloran, married of record in Instrument No. 20180122-0006322, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 129 08 0 D 002 00CO.
2. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration and Master Deed (and By-Laws) for The 104 Gilman Avenue Townhomes, of record in Instrument No. 20141113-0105019, Amendment in Instrument No. 20180117-0004918, Second Amendment in Instrument No. 20180620-0059285, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. All matters appearing on the Site Plan of record attached as Exhibit B to the Declaration and Master Deed in Instrument No. 20141113-0105019 and as Exhibit D to the Second Amendment to Declaration and Master Deed in Instrument No. 20180620-0059285, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 1130, page 71, Register's Office for Davidson County, Tennessee.
6. Access Easement and Driveway Maintenance Agreement of record in Instrument No. 20180117-0004917, and First Amendment to Access Easement and Driveway Maintenance Agreement in Instrument No. 20180620-0059284, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Penny Y. Ray, do hereby make oath that I am a licensed attorney and/or 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.

Penny Y. Ray

State of Tennessee

County of Williamson

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

CHRISTIE PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Christie Perry

My Commission Expires: 7/22/2022

Notary Seal (if on paper)