(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$395,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of March, 2020.

Notary Public

MY COMMISSION EXPIRES: 03-08-21
(AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 369200 **DEEDWARR**
03/09/2020 09:48:50 AM 2 pgs
Fees: $13.00 Taxes: $1,461.50

20200309-0026004

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Cookeville Commons, L.P. 900 19th Avenue So. #305 Nashville, TN 37212	**NEW OWNER**	104-02-1D-305.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Whitney D. Wilson and Kristin Wilson, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Cookeville Commons, L.P., a Tennessee limited partnership**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 305 as shown on the plan of Villages at Long Boulevard I, a Horizontal Property Regime, filed as Exhibit B to and established by the Master Deed of record in Instrument No. 200606270076772 and amended in Instrument No. 200611020136062, Instrument No. 200706210074138, Instrument No. 200707250088208 and Instrument No. 200710300128067, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in common area/elements appurtenant to said Unit as set forth in said Master Deed, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Whitney D. Wilson and Kristin Wilson, husband and wife, by Quit Claim Deed from KLM Wilson Properties LLC, a Tennessee limited liability company, dated 10/11/2017 in Instrument No.201710230108214 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 3122 Long Blvd #305, Nashville, TN 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 6th day of March, 2020.

Whitney D. Wilson

Kristin Wilson by Whitney D. Wilson, Atty/In/Fact

Kristin Wilson
By Whitney D. Wilson, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Whitney D. Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be within named bargainor, and that he executed the foregoing instrument of his own free will for the purposes therein set forth.

Witness my hand and official seal, this the 6th of March, 2020.

Notary Public

My Commission Expires: 11/6/2023

LEE E. CRANFORD · NOTARY PUBLIC AT LARGE · STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Whitney D. Wilson, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-In-Fact for Kristin Wilson, the within named bargainor, and that he as such Attorney-In-Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Kristin Wilson, the bargainor, by the said Whitney D. Wilson, as Attorney in Fact.

Witness my hand and official seal, this the 6th of March, 2020.

Notary Public

My Commission Expires: 11/6/2023

LEE E. CRANFORD · NOTARY PUBLIC AT LARGE · STATE OF TENNESSEE