THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 35192-12-2019	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,225,000.00. Affiant Subscribed and sworn to before me this 29th day of May, 2020. Notary Public My Commission Expires 8/15/23

Karen Johnson Davidson County
Batch# 409776 DEEDWARR
06/03/2020 01:57:07 PM 3 pgs
Fees: $18.00 Taxes: $4,532.50

20200603-0057138

WARRANTY DEED

Address New Owner: Steven Blake Harris, Jr., Holly Elizabeth Harris 4301 Franklin Road Nashville, TN 37204	Send Tax Bills To: NEW OWNER	Tax Information: Map and Parcel No.: 132 06 0 033 00

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, James R. Berkeley and Mara P. Berkeley, as Co-Trustees of the Berkeley Living Trust, dated November 17, 2012 ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Steven Blake Harris, Jr. and Holly Elizabeth Harris, husband and wife ("Grantees"), their 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 4301 Franklin Road, Nashville, TN 37204.

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

And Grantors covenant that they are 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 as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs 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.

BRYAN DIAZ
Notary Public - Arizona
Yavapai County
Commission # 568498
My Comm. Exp. August 15, 2023

IN WITNESS WHEREOF, Grantor has executed this instrument on the _____ day of May, 2020.

James R. Berkeley and Mara P. Berkeley, Trustees of the Berkeley Living Trust u/a/d November 17, 2012

James R. Berkeley, Trustee

Mara P. Berkeley, Trustee

STATE OF Arizona

COUNTY OF Yavapai

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James R. Berkeley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Trustee of the Berkeley Living Trust u/a/d November 17, 2012 and that as such Trustee, he has executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of May, 2020.

<<SEAL>>

Notary Public

My Commission Expires:

BRYAN DIAZ
Notary Public - Arizona
Yavapai County
Commission # 568498
My Comm. Exp. August 15, 2023

STATE OF Arizona

COUNTY OF Yavapai

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mara P. Berkeley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she is the Trustee of the Berkeley Living Trust u/a/d November 17, 2012 and that as such Trustee, she has executed the within instrument for thepurposes therein contained.

Witness my hand, at office, this 28 day of May, 2020.

<<SEAL>>

Notary Public

My Commission Expires: 8/15/23

BRYAN DIAZ
Notary Public - Arizona
Yavapai County
Commission # 568498
My Comm. Exp. August 15, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being the northerly half of Lot No. 20 on the Revised Plat of parts of Thompson's Glen Leven Subdivision of record in Plat Book 3, page 20, Chancery Court for Davidson County, Tennessee, described according to a copy of a survey made October, 1934, by W. B. Southgate, Surveyor, as follows:

Beginning on the West right-of-way line of the Nashville and Franklin Interurban Railway, the common corner of Lots Nos. 19-A and 20; thence with the line between said lots westerly 441 feet to the Northeast corner of the lot marked O.W. Dressler; thence Southeasterly 187.5 feet to the Northwest corner of the property conveyed to S.M. McMurray and wife, by deed from George E. Fyke and wife, of record in Book 1041, page 230, Register's Office for said County; thence with McMurray's Northerly line, Easterly 351 1/2 feet, more or less, to the Westerly right-of-way line of the Nashville and Franklin Interurban Railway; thence with the same Northerly 164 1/2 feet to the point of beginning.

Being the same property conveyed to James R. Berkeley, married by deed dated May 30, 2006 from Wallace Hutcherson and Brenda J. Hutcherson, both unmarried of record in Instrument No. 20060602-0065413, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated April 15, 2016 of record in Instrument No. 20160418-0037133, Register's Office for Davidson County, Tennessee, James R. Berkeley and wife, Mara Papatheodorou Berkeley conveyed subject property to James R. Berkeley and Mara P. Berkeley, as Co-Trustees of the Berkeley Living Trust dated Novembeer 17, 2012.

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. 132 06 0 033 00.
2. All matters appearing on the Plan of record as Book 3, page 20, Chancery Court for Davidson County, Tennessee.