THIS INSTRUMENT WAS PREPARED BY Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **399,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF May, 2020 Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Madison Elaine McLeod		MAP
1436 Ann Street	New Owner	PARCEL 072-11-2G-002.00-CO
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Edgehill Real Estate Holdings**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Madison E. McLeod, An Unmarried Woman**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit B, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 2149 Burns Street, A Horizontal Property Regime with Private Elements of record as Instrument No. 20190619-0058961 and being shown on Plat attached thereto as Exhibit "B", 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 Edgehill Real Estate Holdings by Warranty deed from Andrea M. Hittle, unmarried woman of record in Instrument No. 20190617-0057761 Register's Office for Davidson County, Tennessee, dated June 14, 2019 and recorded on June 17, 2019.

Being also known as 1436 Ann Street B Nashville, Tennessee 37216.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1436 Ann Street , Nashville, TN 37216.**

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.

Karen Johnson Davidson County
Batch# 424975 DEEDWARR
06/24/2020 12:27:13 PM 2 pgs
Fees: $13.00 Taxes: $1,476.30
20200624-0068161

Witness our hand(s) this the 20th day of May, 2020.

Edgehill Real Estate Holdings

BY: Andrew Terrell, Partner
Andrew Terrell, Partner

BY: Daniel J. Terrell, Partner
Daniel J. Terrell, Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Andrew Terrell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be and who acknowledged himself to be a Managing Partner of Edgehill Real Estate Holdings, the within named bargainor, a partnership and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and official seal this the 20 day of May, 2020.

My Commission Expires:
3-19-23

Rita Mangrum
Notary Public

RITA MANGRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Daniel J. Terrell, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be and who acknowledged himself to be a Managing Partner of Edgehill Real Estate Holdings, the within named bargainor, a partnership and that he as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as partner.

Witness my hand and official seal this the 20 day of May, 2020.

My Commission Expires:
3-19-23

Rita Mangrum
Notary Public

RITA MANGRUM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON