(2)

This Instrument Prepared By and Returned To:	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$2,439,789.00**; which is equal to or greater than the amount the Premises would command at a fair and voluntary sale
Concord Title 10690 Murdock Drive Knoxville, TN 37932 File No 20202100	Affiant Sworn to and subscribed before me this 18 day of August, 2020.
After Recording Return To The Above:	Notary Public My Commission Expires: 10/10/2020

HELEN STORY NOTARY PUBLIC STATE OF TENNESSEE Comm. Exp. 10-10-2020 KNOX COUNTY

WARRANTY DEED

Karen Johnson Davidson County
Batch# 461732 **DEEDWARR**
08/21/2020 10:25:27 AM 4 pgs
Fees: $23.00 Taxes: $9,027.22

20200821-0094540

THIS INDENTURE, made this 18 day of August, 2020, among:

JAMES M. DOWNING AND WIFE, SUE K. DOWNING AND STANLEY MCMINN, MARRIED

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

AND

FOXLYNN PARTNERS, LLC

a Tennessee limited liability company, its 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 LYING in Davidson County, Tennessee, more particularly described as follows:

Being the easterly part of Lot No. 25 and all of Lot No. 26 on the Plat of CHICKERING HILLS, SECTION ONE, as of record in Book 2331, Page 8, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description and being more particularly described as follows:

BEGINNING on the westerly margin of Foxwood Road at the corner of Lots Nos. 11 and 26; thence with the line between Lots Nos. 11, 26 and 25 westwardly 208.3 feet to a point 99 feet west of the corner of Lots Nos. 25 and 26; thence southwardly 271.5 feet to the northerly margin of Lynnwood Boulevard; thence with same eastwardly 128 feet to the corner of Lots Nos 25 and 26 and continuing with said boulevard 153.6 feet, in all 281.6 feet to the beginning of a curve; thence around said curve with a radius of 25 feet northeastwardly 37.66 feet to the westerly margin of said Foxwood Road; thence with the same around a slight curve in a northerly direction 119.2 feet to a concrete monument;

thence continuing with same northwardly 159.2 feet to a concrete monument; thence continuing with same around a slight curve northwardly 52.4 feet to the BEGINNING.

BEING the same property conveyed to James M. Downing and wife, Sue K. Downing and Stanley McMinn, by Quitclaim Deed dated August 18, 2020, of record in **INST. NO.** 20200821-0094539 in the Register's Office for Davidson County, Tennessee.

FURTHER BEING the same property conveyed to Foxlynn Partners, a Tennessee general partnership, by Quit Claim Deed dated November 30, 2008, of record in Inst. No. 20090206-0010424, in the Register's Office for Davidson County, Tennessee.

FURTHER BEING the same property conveyed to James M. Downing and Sue K. Downing, married, by Warranty Deed dated September 7, 2006, of record in Inst. No. 20060911-0112101, in the Register's Office for Davidson County, Tennessee.

The Grantor herein states that the above described property is not and has not ever been used by them, their spouses or dependents as a principal place of residence as set out in TCA 26-2-301.

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.

James M. Downing

Sue K. Downing

State of GA
County of Columbia

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, ***James M. Downing and Sue K. Downing***, 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 17 day of August, 2020.

JACKIE KRAUSE
NOTARY PUBLIC
Columbia County
State of Georgia
My Comm. Expires Nov. 28, 2022

Notary Public
My Commission Expires: 11-28-2022

Stanley McMinn

State of TN
County of Knox

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, ***Stanley McMinn***, 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 18 day of August, 2020.

Notary Public
My Commission Expires: 10/10/2020

MARY HELEN STORY
NOTARY PUBLIC
STATE OF TENNESSEE
10-10-2020
KNOX COUNTY
Comm. Exp.

Owner Name & Property Address:

FoxLynn Partners, LLC
1023 Foxwood Rd
Nashville, TN 37215

Responsible Party For Taxes:

FoxLynn Partners, LLC
402 Ascot Ct.
Knoxville, TN 37923

Tax ID: 144-03-0-003.00