THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $200,000.00 Affiant Subscribed and sworn to before me, this 3rd day of September, 2020. Notary Public My Commission Expires:

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Karen Johnson Davidson County
Batch# 469801 DEEDWARR
09/03/2020 02:00:30 PM 6 pgs
Fees: $33.00 Taxes: $740.00
20200903-0100823

WARRANTY DEED

Address New Owner: Robert Timmerberg 1431 Mentelle Drive Franklin, TN 37069	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 169-00-0-038.00 015-001.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LORENE C. LINTON, TRUSTEE OF THE LORENE C. LINTON LIVING TRUST,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ROBERT TIMMERBERG, A MARRIED MAN** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, and Williamson County, Tennessee, more particularly described as follows:

***See* Exhibit A**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that she has 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 27 day of August, 2020.

LORENE C. LINTON LIVING TRUST

Lorene C. Linton

Lorene C. Linton, Trustee

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **LORENE C. LINTON**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Trustee of the **LORENE C. LINTON LIVING TRUST**, and that he as such Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust as its Trustee.

Witness my hand and seal, this 27 day of August, 2020.

Notary Public
My Commission Expires: 03/08/2021

202009030100823

EXHIBIT A

BEING AND LYING IN THE 9TH CIVIL DISTRICT OF DAVIDSON COUNTY AND THE 6TH CIVIL DISTRICT OF WILLIAMSON COUNTY, AND LYING SOUTH OF HASLETON ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Beginning At A IRON PIN FOUND (SMITH); SAID IRON PIN FOUND BEING THE NORTHERN MOST NORTHEAST CORNE RO FTHE TRACT BEING DESCRIBED, THE SOUTHEAST CORNER OF W. E. STEPHENS JR (INSTRUMENT NO: 20071212-0143239), AND THE WEST BOUNDARY OF W. E. STEPHENS JR (INSTRUMENT NO: 20071212-0143239); THENCE WITH STEPHENS JR (INSTRUMENT NO: 20071212-0143239), S 05°19'40" W For A Distance Of 198.08' To A IRON PIN FOUND (SMITH); THENCE S 84°39'22" E For A Distance Of231.05' To A IRON PIN FOUND (SMITH); SAID IRON PIN FOUND BEING THE EASTERN MOST NORTHEAST CORNER OF THE TRACT BEING DESCRIBED; THENCE CONTINUING WITH STEPHENS JR (INSTRUMENT NO: 20071212-0143239), S 10°07'01" W, PASSING THE APPROXIMATE DAVIDSON/WILLIAMSON COUNTY LINE, AND PASSING THE CENTER OF AN EXISTING 20' INGRESS-EGRESS EASEMENT AT 215.93', IN ALL A Distance Of926.05' To A IRON PIN FOUND (SMITH); SAID IRON PIN FOUND BEING THE EASTERN MOST SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED, THE SOUTHERN MOST SOUTHWEST CORNER OF STEPHENS JR (INSTRUMENT NO: 20071212-0143239), AND THE NORTH BOUNDARY OF DAN PROPERTIES LP (ROWCT); THENCE WITH DAN PROPERTIES LP, N 77°45'01" W For A Distance Of395.79' To A IRON PIN FOUND; THENCE S 07°04'21" W, PASSING AN IRON PIN FOUND AT 197.95', IN ALL A Distance Of301.20' To A IRON PIN SET; SAID IRON PIN SET BEING THE SOUTHERN MOST SOUTHEAST CORNER OF THE TRACT BEING DESCRIBED; THENCE CONTINUING WITH DAN PROPERTIES LP, N 85°51'27" W For A Distance Of 587.82' To A STEEL FENCE POST; SAID STEEL FENCE POST BEING THE SOUTHWEST CORNER OF THE TRACT BEING DESCRIBED, AND THE SOUTHEAST CORNER OF DAN PROPERTIES LP (RODCT- INSTRUMENT NO: 20000202-0010771); THENCE WITH DAN PROPERTIES LP (RODCT-INSTRUMENT NO: 20000202-0010771), N 05°45'45" E, PASSING THE APPROXIMATE DAVIDSON/WILLIAMSON COUNTY LINE AND THE SOUTHERN MOST SOUTHEAST CORNER OF JAMES HASELTON, For A Distance Of939.55' To A STEEL FENCE POST; SAID STEEL FENCE POST BEING THE WESTERN MOST NORTHWEST CORNER OF THE TRACT BEING DESCRIBED; THENCE CONTINUING WITH HASELTON, S 82°24'28" E For A Distance Of333.70' To A STEEL FENCE POST; SAID STEEL FENCE POST BEING THE EASTERN MOST SOUTHEAST CORNER OF HASELTON; THENCE CONTINUING WITH HASELTON, N 05°28'09" E For A Distance Of 460.95' To A STEEL FENCE POST; SAID STEEL FENCE POST BEING THE NORTHERN MOST NORTHWEST CORNER OF THE TRACT BEING DESCRIBED; THE NORTHEAST CORNER OF HASELTON, AND THE SOUTH BOUNDARY OF W. W. STEPHENS JR; THENCE WITH STEPHENS, S 84°34'44" E For A Distance Of 494.33' To The Point Of Beginning And Containing 25.27 Acres AS SURVEYED BY KENNETH CARROLL, RLS TENNESSEE LICENSE NUMBER 1335, APRIL 13, 2018.

ALSO CONVEYED HEREIN IS AN EXISTING 20' INGRESS-EGRESS EASEMENT AS RECORDED IN INSTRUMENT #20171215-0128108 SHOWN AS EASEMENT "B" ON PLAT BY KENNETH CARROLL DATED APRIL 13, 2018, ALSO CONVEYED HEREIN ARE PROPOSED EASEMENTS "A, C, AND D" IN INSTRUMENT NO: 202009030100823, SAID REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND IN BOOK _____, PAGE _____, SAID REGISTER'S OFFICE FOR WILLIAMSON COUNTY, TENNESSEE BEING MORE PARTICULARLY DESCRIBED WITH CENTERLINE AS FOLLOWS:

Beginning At AN IRON PIN FOUND (SMITH); SAID IRON PIN FOUND BEING THE EASTERN MOST NORTHEAST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE S 10°07'01" W For A Distance Of215.93' TO THE TRUE POINT OF BEGINNING; THENCE WITH CENTER OF PROPOSED EASEMENT "A" BEING DESCRIBED AND CROSSING W. E. STEPHENS JR, N 53°58'09" E For A Distance Of 65.31' To A POINT; THENCE N 57°14'39" E For A Distance Of79.03' To A POINT; THENCE N 78°55'49" E For A Distance Of 113.57' To A POINT; THENCE N 82°37'37" E For A Distance Of 106.12' To A POINT; THENCE N 79°50'10" E For A Distance Of 162.59' To A POINT; THENCE N 76°13'16" E For A Distance Of 173.10' To A POINT; THENCE N 71°51'51" E For A Distance Of 132.38' To A POINT; SAID POINT BEING THE EAST BOUNDARY OF W. E. STEPHENS JR. AND THE WEST BOUNDARY OF NATCHEZ TRACE PARKWAY; THENCE CROSSING NATCHEZ TRACE PARKWAY WITH CENTER OF EXISTING EASEMENT "B", N 52°59'28" E For A Distance Of 141.16' To A POINT; THENCE N 18°49'47" E For A Distance Of 76.08' To A POINT; THENCE N 27°34'35" E For A Distance Of 255.22' To A POINT; THENCE N 36°27'52" E For A Distance Of 111.58' To A POINT; THENCE N 32°52'08" E For A Distance Of76.31' To A POINT; THENCE N 03°59'03" E For A Distance Of 82.98' To A POINT; THENCE N 24°33'46" W For A Distance Of 173.13' To A POINT; THENCE N 52°03'50" W For A Distance Of 127.46' To A POINT; SAID POINT BEING THE EAST BOUNDARY OF NATCHEZ TRACE PARK.WAY AND THE EAST BOUNDARY OF W. E. STEPHENS JR; THENCE CROSSING STEPHENS WITH CENTER OF PROPOSED EASEMENT "C", N 53°14'19" W For A Distance Of34.54' To A POINT; THENCE N 45°21'48" W, PASSING THE NORTH BOUNDARY OF W. E. STEPHENS JR. AND THE SOUTH BOUNDARY OF STEPHENS FOUNDATION TRUST, For A Distance Of 136.97' To A POINT; THENCE N 31°42'38" W For A Distance Of 52.45' To A POINT; THENCE N 11°05'09" W For A Distance Of96.57' To A POINT; THENCE N 34°51'36" W For A Distance Of 91.88' To A POINT; THENCE N 12°29'59" W For A Distance Of96.28' To A POINT; THENCE N 25°02'14" E For A Distance Of 81.40' To A POINT; THENCE N 55°45'40" E For A Distance Of 50.85' To A POINT; THENCE N 34°49'51" E For A Distance Of 67.04' To A POINT; THENCE N 56°20'33" E For A Distance Of 122.16' To A POINT; THENCE N 48°25'33" E For A Distance Of 105.41' To A POINT; THENCE N 57°46'32" E For A Distance Of 104.87' To A POINT; SAID POINT BEING THE NORTH BOUNDARY OF STEPHENS FOUNDATION TRUST, AND THE SOUTH BOUNDARY OF ROGER AND GWENDOLYN SULLIVAN; THENCE CROSSING SULLIVAN WITH PROPOSED EASEMENT "D", N 53°19'32" E For A Distance Of 34.98' To A POINT IN THE R.O.W. OF HASELTON ROAD AND EAST BOUNDARY OF SULLIVAN.

BEING THE SAME PROPERTY AS CONVEYED TO LORENE C. LINTON LIVING TRUST AS RECORDED IN INSTRUMENT #20090519-0046037, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AND THE SAME PROPERTY AS CONVEYED TO LORENE C. LINTON LIVING TRUSTEE AS RECORDED IN DEED BOOK 9557, PAGE 36, IN THE REGISTER'S OFFICE OF WILLIAMSON COUNTY, TENNESSEE.

True Copy Certification

I, Margaret Philpott, do hereby make oath that I am a licensed attorney and/or the 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.

Signature

State of Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public

My Commission Expires: 05-09-23