THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35718-08-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,725,000.00. Affiant Subscribed and sworn to before me this 31st day of August, 2020. Notary Public My Commission Expires:

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner: Benjamin Kline, Elisa Kline 1130 Brookwood Lane Nashville, TN 37220	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 13116001700

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, **Jonathan Jackson Conklin, Trustee of the Jonathan Jackson Conklin Revocable Trust dated October 24, 2017** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Benjamin Kline and Elisa Kline, 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 1130 Brookwood Lane, Nashville, TN 37220.

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 Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its 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.

Karen Johnson Davidson County
Batch# 471677 DEEDWARR
09/08/2020 12:54:11 PM 3 pgs
Fees: $18.00 Taxes: $6,382.50
20200908-0102002

IN WITNESS WHEREOF, Grantor has executed this instrument on the 31st day of August, 2020.

Jonathan Jackson Conklin, Trustee

STATE OF Ohio

COUNTY OF Cuyahoga

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid Jonathan Jackson Conklin, Trustee of the Jonathan Jackson Conklin Revocable Trust dated October 24, 2017, (or proved to me on the basis of satisfactory evidence), and who acknowledged that HE executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2020.

Notary Public

My Commission Expires:

9/19/23

<<notary seal>>

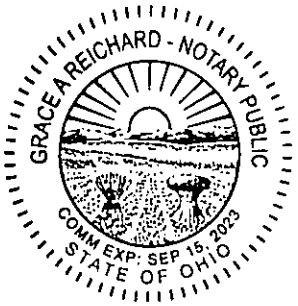


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 12 Block "A" on the Plan of Gateway Acres of record in Plat Book 974, Page 73, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Jonathan Jackson Conklin, unmarried, by deed dated May 18, 2017 from John C. Pope IV, married of record in Instrument No. 20170522-0050795, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated October 24, 2017 of record in Instrument No. 20171030-0111022, Register's Office for Davidson County, Tennessee, Jonathan Jackson Conklin conveyed subject property to Jonathan Jackson Conklin, Trustee of the Jonathan Jackson Conklin Revocable Trust dated October 24, 2017, as amended from time to time, and to his successors in trust, with full power to see, transfer, mortgage and convey without signature of any beneficiary.

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. 13116001700.
2. All matters appearing on the Plan of record as Book 974, page73, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Box 5046, page 9, Register's Office for Davidson County, Tennessee.