THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200820025**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $748,190.00. Affiant Subscribed and sworn to before me, this 8th day of September, 2020. Notary Public My Commission Expires:

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

Karen Johnson Davidson County
Batch# 473909 DEEDWARR
09/11/2020 11:55:28 AM 2 pgs
Fees: $13.00 Taxes: $2,768.30

20200911-0103931

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Super 98 Holdings, LLC. c/o Wiles+Taylor & Co., P.C. 900 Division St Nashville, TN 37203	New Owner	Tax Parcel ID No. 118 11 0 102.00

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, **Annie Fay Brown Abusalem, Trustee of the Annie Fay Brown Abusalem Revocable Living Trust, dated December 11, 2015** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Super 98 Holdings, LLC., a Tennessee limited liability company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 15 of Block "F", on the Plan of Berry Hill Gardens Subdivision, as of record in Book 1130, Page 36, Register's Office for said County.

Said Lot No. 15 fronts 66 feet on the Westerly side of Erica Place and extends back 144 feet on the Northerly line and 125 feet on the Southerly line to the Easterly line of Lots Nos. 4 and 5 in said Subdivision, measuring 102 feet thereon.

Being the same property conveyed to Annie Fay Brown Abusalem, Trustee of the Annie Fay Brown Abusalem Revocable Living Trust dated December 11, 2015, by Quitclaim Deed from Annie Fay Brown Abusalem, formerly known as Annie Faye Brown Kimbro, of record in Instrument No. 20151218-0127540, in the Register's Office of Davidson County, Tennessee, dated December 11, 2015 and recorded on December 18, 2015.

Being the same property conveyed to Annie Faye Brown Kimbro, by Order from Franklin Cordell Kimbro, of record in Book 4916, Page 288, in the Register's Office of Davidson County, Tennessee, dated February 08, 1974 and recorded on February 08, 1974.

Being the same property conveyed to Franklin Cordell Kimbro and wife, Annie Fay Kimbro, by Warranty Deed from Robert J. Hill, Jr. and wife, Eileen D. Hill, of record in Book 3618, Page 451, in the Register's Office of Davidson County, Tennessee, dated September 17, 1963 and recorded on September 19, 1963.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Berry Hill Gardens Subdivision, as recorded in Plat Book 1130, Page(s) 36.
Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1165, Page 627.

This is improved property located at 2823 Erica Place Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 8th day of September, 2020.

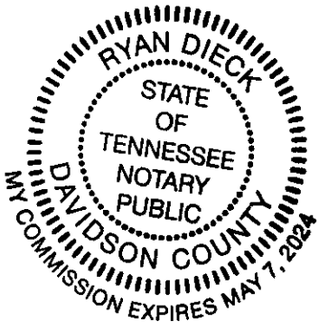
The Annie Fay Brown Abusalem Revocable Living Trust dated December 11, 2015

By: Annie Fay Brown Abusalem, Trustee
Annie Fay Brown Abusalem, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Annie Fay Brown Abusalem,, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Trustee of the Annie Fay Brown Abusalem Revocable Living Trust dated December 11, 2015 the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 8th day of September, 2020.



Notary Public