WARRANTY DEED	Karen Johnson Davidson County Batch# 474367 DEEDWARR 09/11/2020 01:50:06 PM 4 pgs Fees: $23.00 Taxes: $2,368.00 20200911-0104017

Address New Owners as:	Tax Bill To:	Map / Parcel
Big Tent, LLC PO BOX 160730 NASHVILLE, TN 37216-0730 USA	New Owners	709 – 06114000900 713 – 06114002100 715 – 06114002200

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Wayne R. Simmons and Elizabeth Anne Simmons, husband and wife,** (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, **Big Tent, LLC, a Tennessee Limited Liability Company,** (The "Grantee"), Grantee's successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

709 Hart Lane

Being land in Nashville the Urban Services District, 8th Council District of Davidson County, Tennessee, and being a land portion of Lot 169 on the Plat of record in Plat Book 547, Page 103 and 104, said Register's Office, being generally located on the north side of Hart Lane and East of Hutson Avenue and being more particularly described as follows:

Beginning at an existing iron pin on the northerly right-of-way line of Hart Land at the southeasterly corner of Haynie L. Shirley and Becky M Shirley as of record in Instrument No. 20070419-0046484, said Register's Office; thence. leaving said northerly right-of-way line of Hart Lane with the easterly line of said Shirley's N 15 deg. 54" 32" E, a distance of 322.10 feet to an existing iron pin on the southerly line of Leroy Buggs et ux, as of record in Deed Book 8447, page 104, said Register's Office; thence, with the southerly line of said Buggs', S 73 deg. 21' 51" E, a distance of 55.38 feet to an existing iron pin at the northwesterly corner of Wayne R Simmons and Elizabeth Anne Simmons as of record in Deed Book 10831, page 583, said Register's Office, thence with the westerly line of said Simmons', S 15 deg. 51' 30" W, a distance of 316.94 feet to an existing iron pin on the northerly right -of-way line of

Hart Lane; thence with said northerly right-of-way line of Hart Land, N 78 deg. 39' 55" W, a distance of 55.83 feet to an existing iron pin at the point of beginning, having an area of 17,738 square feet or 0.41 of an acre, more or less, according to the Boundary Survey prepared by Kirk S Duclos, RLS #1936, dated 1/7/14.

Being the same property conveyed to Wayne R. Simmons and spouse, Elizabeth Anne Simmons by deed from Dorris E. Calvin and spouse, Ruby Sandra Calvin, ½ undivided Interest, and Option Rentals, Inc. a Tennessee Corporation, ½ undivided Interest, of record in Instrument Number 20150330-0027425, said Register's Office for Davidson County, Tennessee.

713 Hart Lane

Land in Davidson County, Tennessee, being the westerly 75 feet of the southerly 200 feet of Lot No. 167 on the Plan of Maplewood Heights Subdivision as of record in Book 547, Pages 77 and 78 and in Book 1879, Page 209 in the Register's Office for Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

Said westerly part of Lot NO. 167 fronts 75 feet on the northerly side of Ben Allen Road. (now known as Hart Lane) and runs back between parallel lines 200 feet to a deadline.

Being property conveyed to Wayne R. Simmons and wife, Elizabeth Anne Simmons by deed from Aubrey Hiam of record in Instrument Number 20090416-0034424, said Register's Office for Davidson County, Tennessee.

715 Hart Lane

Being the westerly half of the southerly 200 feet of Lot No. 166 and the easterly 25 feet 6 inches of the southerly 200 feet of Lot No. 167 on the Plan of Maplewood Heights Subdivision, as of record in Book 547, Page 77 and 78, Register's Office for said County.

Said parts of Lots Nos. 166 and 167 front together 75.9 feet on the northerly side of Ben Allen Road and run back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Wayne R. Simmons and spouse, Elizabeth Anne Simmons by deed from Alfred B. Robertson and spouse, Eathel K. Robertson of record in Instrument Number 20060320-0031431, said Register's Office for Davidson County, Tennessee.

This is improved property known as 709, 713 and 715 Hart Lane, Nashville, TN 37207.

This conveyance is subject to the following:

709 Hart Lane

1. Taxes for 2020 and subsequent years, a lien not yet due and payable.
2. Easements as of record in Book 4264, Page 193, said Register's Office.
3. Subject to all matters on Plat Book 547, Page 103 and 104, said Register's Office.

713 Hart Lane

4. Taxes for 2020 and subsequent years, a lien not yet due and payable.
5. Easements as of record in Book 4260, page 565, said Register's Office.
6. Subject to all matters as disclosed on plat Book 547, Page 77 and 78 and in Book 1879, Page 209, said Register's Office.

715 Hart Lane

7. Easements of record in Book 4260, Page 562, said Register's Office.
8. Subject to all matters as disclosed on plat Book 547, page 77 and 78, said Register's Office.

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $640,000.00

Affiant

Subscribed and sworn to before me this 31st day of August, 2020.

Notary Public

My Commission Expires: May 3, 2021

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2021

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

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 31 day of August, 2020.

Wayne R. Simmons
Wayne R. Simmons

Elizabeth Anne Simmons
Elizabeth Anne Simmons

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared **Wayne R. Simmons** the bargainor, with whom I am personally acquainted (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 and seal, at Nashville, Tennessee, this 31st day of August 2020.

Notary Public

My Commission Expires: May 3, 2021

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2017

May 3, 2021

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared **Elizabeth Anne Simmons** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at Nashville, Tennessee, this 31st day of August 2020.

Notary Public

My Commission Expires: May 3, 2021

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2017

May 3, 2021