ADDRESS NEW OWNER: Brittany Ciara Sexton
946 Strouse Avenue
Nashville, TN 37206

SEND TAX BILL TO: SAME

MAP-PARCEL NOS. 07213022100

True Copy Certification

I, John A Ball Jr., 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 scanned and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, this day of, a notary public for this county and state, John A Ball Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-8-2021

Notary Seal (if on paper)

ANA LOWMAN
NOTARY PUBLIC
OF
TENNESSEE
DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 485081 DEEDWARR
09/29/2020 10:36:30 AM 2 pgs
Fees: $13.00 Taxes: $1,646.13
20200929-0111910

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

+ Return TO:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Exit Properties General Partnership,, a Tennessee General Partnership** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Brittany Ciara Sexton, single woman** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, and being known as Lot No. 183 on the Plan of Trevecca Subdivision of Renraw, as shown on the plat of the same of record in Plat Book 421, Page 72 and 73, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Exit Properties General Partnership, a Tennessee general partnership, from Southern Land Partners, LLC, a Tennessee limited liability company, by Warranty Deed recorded on April 12, 2019, in Instrument No. 20190412-0033343, Register's Office for Davidson County, Tennessee.

This is property with a common address of 946 Strouse Avenue, Nashville, TN 37206.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters appearing on the Plan of record in Plat Book 421, Pages 72 and 73, Register's Office for Davidson County, Tennessee.(3) Durable Limited Power of Attorney for Integrity Properties Trust of record in Instrument No. 20190805-0077454, said Register's Office.(4) Durable Limited Power of Attorney for SRGTN Trust of record in Instrument No. 20190805-0077455, said Register's Office.(5)Notice of Completion of record in Instrument No. 20200910-0103245, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that 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 herein.

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

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 21st day of September 2020.

Exit Properties General Partnership, a Tennessee general partnership

By: The SRGTN Trust dated December 9, 2016, General Partner of Exit Properties General Partnership

By: _____
Joseph Kent Carter, Trustee, of The SRGTN Trust dated December 9, 2016

By: The Exit Properties Trust dated August 22, 2019, General Partner of Exit Properties General Partnership

By: _____
Joseph Kent Carter, Trustee, of The Exit Properties Trust dated August 22, 2019

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Steven R. Griffith, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of Joseph Kent Carter, Trustee of The SRGTN Trust dated December 9, 2016, and is authorized by him to execute this instrument on his behalf by virtue of a Durable Limited Power of Attorney recorded in Instrument No. 20190805-0077455 in the Davidson County Register's Office.

Witness my hand and official seal at office, this 21st day of September 2020.

_____
Notary Public
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Steven R. Griffith, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of Joseph Kent Carter, Trustee of The Exit Properties Trust dated August 22, 2019, and is authorized by him to execute this instrument on his behalf by virtue of a Durable Limited Power of Attorney recorded in Instrument No. 20200124-0009050, in the Davidson County Register's Office, as such authorized partner or authorized signer for Exit Properties General Partnership.

Witness my hand and official seal at office, this 21st day of September 2020.

_____
Notary Public
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $444,900.00.

_____
Affiant

Subscribed and sworn before me this 21st day of September 2020.

_____
Notary Public
My Commission Expires: 11-8-22

REGINA V SULLO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-8-2022

File No. 2008K193