THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200829848** Karen Johnson Davidson County Batch# 503395 DEEDWARR 10/29/2020 02:05:30 PM 3 pgs Fees: $18.00 Taxes: $1,850.00 20201029-0126066	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $500,000.00. Affiant Subscribed and sworn to before me, this 21st day of October, 2020. Notary Public My Commission Expires:

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

WARRANTY DEED

Address New Owner: Nashville Build Design Inc. 0 Jocelyn Hollow Road 19.5 Acres Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 128 00 0 097.00

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, **Barry M. Coburn, unmarried and Jewell E. Coburn, unmarried**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Nashville Build Design Inc.**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 8th Civil District of Davidson County, Tennessee, as follows:

Beginning at a Sassafras in hollow in Bradford's line running thence North 89 3/4 deg. West 59.15 poles to a pile of stones, small oak pointers; thence North 13 3/4 deg. West 41 poles to a yellow stone wall on top of Ridge, oak pointer, Harrell E. Jackson's line; thence with said stone wall on center of Ridge, North 74 deg. East 11.7 poles; thence North 53 deg. East 26.6 poles; thence North 79 1/2 deg. East 4 poles; thence South 51 1/2 deg. East 18 poles; thence South 69 1/2 deg. East 20.75 poles, crossmark on stone wall Chestnut pointer; thence South 2 deg. West 41.40 poles to the beginning, and containing 20 acres and 28 poles, more or less.

Less and Except:

Being a tract or parcel of land located in Davidson County, Tennessee, said tract being a portion of Tract II of property conveyed to Barry M. Coburn and wife, Jewel E. Coburn, by Deed of record as Instrument No. 20011212-0137388, Register's Office for said County, and as described according to a survey prepared by Benny M. Cantrell, RLS, Tenn RLS No. 1638, P. O. Box 293192, Nashville, Tennessee 37229, dated September 27, 2014, as follows:

Commencing at a point (existing iron pin) located at the Southwesterly corner of Lot 895 on the Revised Plan of a portion of West Meade Farms, Inc., Section XIV, as shown on Plan as Instrument No. 20000810-0079240, said Register's Office; thence, with the Southerly line of said Lot, South 64 deg. 40 min. 00 sec. East, 123.05 feet to an existing iron pin; thence, continuing South 72 deg. 30 min. 00 sec. East, 49.99 feet to an iron rod (new) and the True point of beginning; thence, continuing with the Southerly line of the aforementioned Lot 895, South 72 deg. 30 min. 00 sec. East, 110.05 feet to an iron rod (new); thence, continuing with said Southerly line South 68 deg. 18 min. 02 sec. East, 74.26 feet to an existing railroad spike in the base of an 18" Oak tree; thence, leaving said Southerly line with the Westerly line of property conveyed to Nashville Highlands, LLC, by Deed of record in Book 9988, Page 389, said Register's Office, South 03 deg. 54 min. 03 sec. West, passing an existing iron pin at 6.91 feet, a total distance of 95.00 feet to an iron rod (new); thence, leaving said Westerly line with a New line and severing Tract II of the Barry M. Coburn and wife, Jewel E. Coburn property of record as Instrument No. 20011212-0137388, said Register's Office, North 90 deg. 00 min. 00 sec. West, 167.50 feet to an iron rod (new); thence, continuing with a severance line, North 00 deg. 00 min. 00 sec. East, 155.33 feet to

an iron rod (new) and the point of Beginning, containing 21,750 square feet or 0.50 acre, more or less.

Being part of the same property conveyed by Warranty Deed from Gary W. Smith, Trustee to Barry M. Coburn and wife, Jewel E. Coburn, as recorded on the 12th day of December, 2001 in Instrument No. 20011212-0137388; Affidavit in Instrument No. 20070831-0105068 and Marital Dissolution Agreement in Docket No. 09D-2924, in the Register's Office of Davidson County, Tennessee.

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 West Meade Farms, as recorded in Plat Book 2330, Page(s) 173.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revision of Lot 895, West Meade Farms, Inc., Section XIV, as recorded in Plat Instrument No. 20000810-0079240.

Co-Tenancy Agreement as set forth in instrument recorded in Instrument No. 20170421-0039342, as assigned in Instrument No. 20170421-0039344 and amended in Instrument No. 20181220-0124035.

The public records do not show any legal right of access to or from the land, and, by reason thereof, the Company does not insure any right of access to and from the insured property.

No coverage is provided as to the amount of acreage or square footage of the land.

This is improved property located at 0 Jocelyn Hollow Road 19.5 Acres Nashville TN 37205

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 21st day of October, 2020.

Barry M. Coburn

Jewel E. Coburn

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Barry M. Coburn and Jewel E. Coburn, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of October, 2020.

RYAN BYECK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 7, 2024

Notary Public

My Commission Expires: _____

Certificate of Authenticity

I, Robert L. Scruggs, 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, Melody M. Jenkins, a notary public for this county and state, Robert L. Scruggs who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MELODY M JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JANUARY 3, 2022

My Commission Expires: 1.3.2022.