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. 35796-09-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $600,000.00 KARLA LILLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10-7-2023 Affiant Subscribed and sworn to before me this 30th day of October, 2020. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Sansiveri Development, LLC ATTN: Adam Sansiveri 1710 Linden Avenue Nashville, TN 37212	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 10416015800

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, **Macklin Haverfield Thomas, individually and as Executor of the Estate of John Stevenson Thomas, deceased.**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Sansiveri Development LLC, a Delaware limited liability company**, ("Grantee"), its successors, 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 1710 Linden Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, 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# 508562 DEEDWARR
11/03/2020 04:12:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20201103-0128854

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of October, 2020.

Macklin Haverfield Thomas,
Individually and as Executor of the Estate
Of John Stevenson Thomas, deceased

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Macklin Haverfield Thomas**, 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, at office, this 30th day of October, 2020.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MEDTER, JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly 1/2 of Lot No. 160 on the Plan of Belmont Land Company's Subdivision, as of record in Book 421, page 34, said Register's Office.

Said part of said lot fronts 50 feet on the northerly side of Linden Avenue and runs back between parallel lines 175 feet to a dead line which measures 50 feet.

Being the same property conveyed to Dr. John Stevenson Thomas by deed dated October 19, 1976 from Ellen Irene Hight Driscoll and David Leroy Hight of record in Book 5080, page 71, Register's Office for Davidson County, Tennessee. John Stevenson Thomas having since died on July 26, 2020 leaving a Last Will and Testament field for Probate in Docket No. 20P1299, Probate Court for Davidson County, Tennessee, and Instrument No. 20200929-0111712, Register's Office for Davidson County, Tennessee. Pursuant to the terms of said Will, subject property was devised to Macklin Haverfield Thomas.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable.
2. All matters appearing on the Plan of record as Book 421, page 34, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY