Karen Johnson Davidson County
Batch# 519402 DEEDWARR
11/20/2020 09:55:30 AM 3 pgs
Fees: $18.00 Taxes: $16,465.00
20201120-0136675

FROM: Aaron B. Flinn, as Trustee of Fransworth Land Trust dated March 8, 2018
TO: Gerry Wolken, as Trustee of the 202 Real Estate Trust UAD October 29, 2020

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Gerry Wolken, Trustee 2046 Fransworth Dr. Nashville, TN 37205	New Owner	Map 116-2-B Parcel 8

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Stephen C. Baker, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $4,450,000.00.

Affiant

SAMANTHA KING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 3, 2023

Subscribed and sworn to before me, this the 16 day of November, 2020.

Notary Public
My Comm. Expires: 1-3-2023

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Aaron B. Flinn, as Trustee of the Fransworth Land Trust dated March 8, 2018, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Gerry Wolken, as Trustee of the 202 Real Estate Trust UAD October 29, 2020, hereinafter called "GRANTEE", his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Final Plat of Hill Place, of record in Plat Book 7900, pages 923 through 932, as corrected by Surveyor's Certificate of Correction, of record in Book 10058, page 112, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Aaron B. Flinn, as Trustee of the Fransworth Land Trust dated March 8, 2018, by deed from Kevin

D. Montgomery, Trustee, of record as Instrument No. 20180604-0052770, Register's Office for said County.

Said property is transferred subject to the following:

1. Property taxes for 2020, which have been prorated between the parties, and subsequent years.

2. All matters shown on the Boundary Plan of record in Book 7900, page 913, said Register's Office.

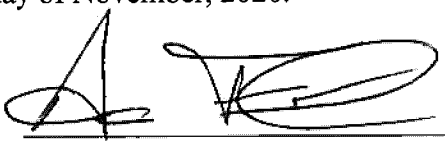
3. All matters shown on the Plan of record in Book 7900, pages 923 through 932, said Register's Office, and the Surveyor's Certificate of Correction of record in Book 10058, page 112, said Register's Office.

4. Declaration of Covenants, Conditions, By-Laws and Restrictions for Hill Place, of record in Book 9645, page 85, as amended in Book 9658, page 19, Book 10872, page 520, Book 11548, page 57, Instrument No. 20000322-0029124 and Instrument No. 20010510-0048634, said Register's Office.

This is improved property located at 2046 Fransworth Drive, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 16TH day of November, 2020.



Aaron B. Flinn, as Trustee of the Fransworth Land Trust dated March 8, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Aaron B. Flinn, as Trustee of the Fransworth Land Trust dated March 8, 2018, 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 office in Nashville, Tennessee, this the 16th day of November, 2020.

My Commission Expires: 3/7/23

NOTARY PUBLIC

JEANETTE L. RAMER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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

4830-0228-1169.1