WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $484,500. Affiant Subscribed and sworn to before me This __ of December, 2020. Notary Public My Commission Expires: 05/03/2021

TRENT NORTH NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMMISSION EXPIRES MAY 03, 2021

083-04-0-266.00CO

Address New Owners as:	Tax Bill To:	Map / Parcel
Robert Henson Mixon III 325 McKennell Drive, Nashville, TN 37206	New Owner	Tract I: 083-04-0-266.00

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, **Southern Exchange and Acquisition Inc, Trustee of the Main Street Land Trust**, (The "Grantor") have bargained and sold, and by these presents do transfer and convey unto **Robert Henson Mixon, III, an unmarried man,** (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

TRACT 1:

Parcel 1:
Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Gregory Heights, Section Three, of record in Plat book 4595, page 101, Register's Office of Davidson County, Tennessee, to which plan reference is here made for more complete and accurate legal description.

Being a part of the same property conveyed to Southern Exchange and Acquisition Inc, Trustee of the Main Street Land Trust, by Quitclaim Deed from Big Tent, LLC, A Tennessee Limited Liability Company, of record in Instrument 20200902-0099546, Register's Office for Davidson County, Tennessee.

This is improved property known as 325 McKennell Drive, Nashville, TN 37206.

This is the same legal description as the previous deed.

This conveyance is subject to the following:

1. Taxes for 2021 and subsequent years, a lien not yet due and paya

Karen Johnson Davidson County
Batch# 549393 DEEDWARR
01/07/2021 11:30:26 AM 2 pgs
Fees: $13.00 Taxes: $1,792.65

20210107-0003319

Return to:
Ruby Title and Escrow, LLC
1012 21st Avenue South
Nashville, TN 37212
TLE #: DM-TAG-20-325

1. Taxes for 2021 and subsequent years, a lien not yet due and payable.
2. Subject to all matters as disclosed on Plat Book 4595, Page 101, said Register's Office.
3. Ingress-Egress and Utility Easement of record in Instrument No. 20141016-0095583, said Register's Office.

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

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

And Grantor does further covenant and bind itself, its successor, and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 31st December, 2020.

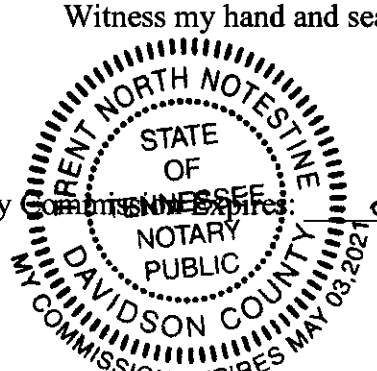
Southern Exchange and Acquisition Inc, Trustee of the Main Street Land Trust

Robert J. Notestine III, President

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared Robert Notestine III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Southern Exchange and Acquisition Inc, Trustee of the Main Street Land Trust and as such President acknowledged that he is authorized to execute the foregoing instrument on behalf of Southern Exchange and Acquisition Inc, Trustee of the Main Street Land Trust, the within named bargainor, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the Corporation by himself as President.

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



Notary Public

My Commission Expires: 05/03/2021