Name and Address of New Owner:
Scout Opportunity Fund, LLC
324 Franklin St.
Clarksville, TN 37040

Send Tax Bills To:
Scout Opportunity Fund, LLC
324 Franklin St.
Clarksville, TN 37040

Karen Johnson Davidson County
Batch# 634081 DEEDWARR
05/12/2021 10:39:05 AM 3 pgs
Fees: $18.00 Taxes: $1,739.00
20210512-0063893

This Instrument Prepared By:

Commerce Title & Escrow, LLC
513 3rd Avenue South
Nashville, TN 37210

Map & Parcel No: 105 11 3G 001.00, 105 11 3G 002.00 & 105 11 3G 900.0

WARRANTY DEED

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 legal sufficiency of which are hereby irrevocably acknowledged, **WEHO 1814 Neal Terrace, G.P., a Tennessee General Partnership**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Scout Opportunity Fund, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Units A and B, and all interest in the common elements, as depicted in Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Homes at Neal Terrace, a Horizontal Property Regime, of record as Instrument No. 20200310-0026512, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to WEHO 1814 Neal Terrace, G.P. by Warranty Deed from Neal Terrace, G.P. of record as Instrument No. 20210512-0063886, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of May, 2021.

(SEAL)
WEHO 1814 Neal Terrace, G.P., a Tennessee General Partnership
By: Adam LaFevor, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 2nd day of May, 2021, before me personally appeared Adam LaFevor., to me known to be the person (or persons) described in and who acknowledged that he is the Authorized Agent of WEHO 1814 Neal Terrace, G.P., and that he, as Authorized Agent, executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 2nd day of May, 2021.

Notary Signature
My commission expires: July 22, 2023

AMBERLY LEININGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-22-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $470,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
2nd day of May, 2021.

Notary Public
My commission expires: July 22, 2023

AMBERLY LEININGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-22-2023