Box 36

THIS INSTRUMENT PREPARED BY:
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File No. 34992SP

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07, 2024

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater, for this transfer is $950,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF AUGUST, 2021.

Notary Public

My commission expires:

Name and Address of New Owners:

IFP Realty, LLC
1031 Firestone Drive
Franklin, TN 37067

Karen Johnson Davidson County
Batch# 698434 **DEEDWARRSP**
08/16/2021 02:09:20 PM 4 pgs
Fees: $23.00 Taxes: $3,515.00
20210816-0110499

Send Tax Bills To:

New Owner

Street Address of Subject Property:	**Map and Parcel No.:**
Lot 24, Replat, Northcreek Commons, Lots 23-27, Conference Drive, Goodlettsville, TN	026-6-B-024.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 ($10.00) 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, **ARMED SERVICES MUTUAL BENEFIT ASSOCIATION**, an unincorporated Fraternal Benefit Association, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **IFP REALTY, LLC**, a Alabama limited liability company, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 24, as shown on the plat entitled Replat, Northcreek Commons, Lots 23-27, of record as Instrument No. 20180531-0051929 in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being a portion of the same property conveyed to Armed Services Mutual Benefit Association, an unincorporated Fraternal Benefit Association, by Special Warranty Deed from SC Realty, Inc., a Delaware corporation, of record in Book 10863, page 141, in the Register's Office for Davidson County, Tennessee, dated March 27, 1998 and recorded on March 31, 1998.

This is unimproved property located on Conference Drive, Goodlettsville, Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2021 Davidson County taxes have been paid and prorated between the parties and assumed by the Grantee.

2. All matters shown on the plat of record as Instrument No. 20171218-0128723 and corrected in Instrument No. 20180531-0051929, both of record in the Register's Office for Davidson County, Tennessee.

3. Easements to Madison Suburban Utility District, as set forth in instrument recorded in Book 4377, page 94, Register's Office for Davidson County, Tennessee.

4. Easement (s) to American Telephone and Telegraph Company, as set forth in instrument recorded in Book 6753, page 772, Register's Office for Davidson County, Tennessee.

5. Easement Agreement of record in record in Book 11304, page 891, Register's Office for Davidson County, Tennessee.

6. Easement for construction and maintenance of a drainage facility as set forth in Instrument No. 20000920-0093667, Register's Office for Davidson County, Tennessee.

7. Inspection and Maintenance Agreement of Private Stormwater Management Facilities of record in Instrument No. 20170707-0068414, Register's Office for Davidson County, Tennessee.

8. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of ways for public utilities applicable to this property.

9. Lack of direct access to and from controlled access highway (I-65).

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, its successors and assigns, forever; and Grantor does covenant with the said Grantee that it 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 itself, its successors and assigns, to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by or through Grantor, but not further or otherwise. 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.

[Signature on following page]

IN WITNESS WHEREOF, the Grantor has caused its name to be signed hereto by its duly authorized officer on this the 16th day of August, 2021.

ARMED SERVICES MUTUAL BENEFIT ASSOCIATION

BY: _____
Brice N. Smith, Chief Financial Officer

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared Brice N. Smith, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Chief Financial Officer of **ARMED SERVICES MUTUAL BENEFIT ASSOCIATION,** an unincorporated fraternal benefit association, and that he as Chief Financial Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the association as said Chief Financial Officer.

Witness my hand and seal, the day and year first above written.

_____
NOTARY PUBLIC

My Commission Expires:_____

BOBBIE COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 07, 2024