THIS INSTRUMENT PREPARED BY:
LAW OFFICE OF DAVID A. CHILDRESS
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )
The actual consideration or value, whichever is greater, for this transfer is $1,823,600.00.

Michael V. Whitehead
AFFIANT

Subscribed and sworn to before me this 30th day of November 2021.

Karen Johnson Davidson County
Batch# 763421 DEEDWARR
11/30/2021 01:27:30 PM 3 pgs
Fees: $18.00 Taxes: $6,747.32
20211130-0158067

Notary Public
My Commission Expires: 5/9/2023

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

| Address New Owner(s) As Follows: | Send Tax Bills To: | Parcel ID Number |
|---|---|---|
| Michael V. Whitehead<br>6243 Arno Road<br>Franklin, TN 37064 | New Owner | 093-15-0-277.00 |

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned,

KATHY HADFIELD, as Executrix of the Estate
of Pauline Lea Keith

(herein referred to as "Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto

MICHAEL V. WHITEHEAD

(herein referred to as "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described in EXHIBIT "A" hereto and incorporated herein by reference (the "Property").

The Property is improved property known as 924 3rd Avenue South, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; has a

good right to convey the Property; and the same is unencumbered except as set out in EXHIBIT "B" attached hereto and incorporated herein by reference. Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs 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.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 30th day of November 2021.

Kathy Hadfield, Executrix

KATHY HADFIELD, Executrix of the Estate of Pauline Lea Keith

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, KATHY HADFIELD, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the court appointed Executrix of the Estate of Pauline Lea Keith, the within named bargainor, and that she as such Executrix, being authorized to do so, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand, at office, this 30th day of November 2021.

David A. Childress

Notary Public

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 5/9/2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot Nos. 53 and 54 on the Plan of Isaac Paul's Elysian Grove, as of record in Plat Book 1, Page 134, Chancery Court of Nashville.

Said Lot Nos. 53 and 54 adjoin and front together 125 feet on the east side of Third Avenue, South, formerly College Street and run back between parallel lines 137 feet to an alley.

Being a portion of the same property conveyed to Edward C. Keith and wife, Allie Pauline Keith, by Warranty Deed from Katherine A. Sperry Orrand and Ruby C. Sperry, the sole surviving heirs of John F. Sperry, deceased, and Katherine A. Sperry being the sole beneficiary of the trust held by John F. Sperry, Trustee, of record in Book 5031, Page 877, dated June 3, 1976, in the Register's Office for Davidson County, Tennessee. The said Edward C. Keith having since died on or about July 7, 1997, leaving Allie Pauline Keith the surviving tenant by the entirety. Allie Pauline Keith died testate on or about June 4, 2020. Pursuant to the terms of her will of record in Docket No. P-11132 in the Chancery Court for the Twenty-First Judicial District, Williamson County, Tennessee, at Franklin, said property is to be administered as part of the probate estate.

EXHIBIT "B"

This conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or right of ways for public utilities that appear in the appropriate public record.

1. Davidson County taxes and assessments for the year 2022 and subsequent years.

2. Matters as shown in Plat Book 1, page 134, Chancery Court of Nashville.

3. Overhead Line Easement of record in Instrument No. 20120424-0034891, Register's Office for Davidson County, Tennessee.

4. Notice of Land Use Restrictions established by the Tennessee Department of Environment and Conservation of record in Instrument No. 20211029-0145443, said Register's Office.

5. Tenant in possession of Property pursuant to unrecorded lease agreement.