INSTRUMENT PREPARED BY
& RETURN TO:
Travis D. Henry, Esq.
Burns, Henry & Kirksey, P.C.
175 Spring Street, NW
P.O. Box 236
Cleveland, Tennessee 37364-0236

Karen Johnson Davidson County
Batch# 781009 DEEDWARR
12/29/2021 10:05:10 AM 5 pgs
Fees: $28.00 Taxes: $5,735.00
20211229-0171059

Address of New Owner:	Send Tax Bills To:	Tax-Parcel Information:
Anthem Properties WTFA Tennessee, LLC 6160 WARREN PKWY STE 100 FRISCO, TX 75034-9415 USA	Anthem Properties WTFA Tennessee, LLC 6160 WARREN PKWY STE 100 FRISCO, TX 75034-9415 USA	Map 043-13-0-009.00

WARRANTY DEED

THIS WARRANTY DEED is made as of the 10th day of December, 2021, from **SOUTHERN HERITAGE REAL ESTATE HOLDINGS COMPANY, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantor") to **ANTHEM PROPERTIES WTFA TENNESSEE, LLC**, a Tennessee limited liability company (hereinafter referred to as "Grantee").

WITNESSETH, that in consideration of TEN and 00/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto Grantee, in fee simple, all of Grantor's right, title and interest in and to all those pieces or parcels of land, together with the improvements, rights, privileges, easements and appurtenances thereunto belonging, situated in Davidson County, Tennessee, and being more particularly described on **Exhibit A** attached hereto and incorporated herein by reference (the "Property").

The Property is improved property known as 219 E. Old Hickory Blvd., Madison, TN.

This conveyance, however, is made and accepted SUBJECT TO that certain Deed of Trust from West Tennessee Funeral Associates, LLC, dated February 8, 2019, payable to Funeral Directors Life Insurance Company in the amount of $2,850,000.00 and recorded in Instrument No. 20190215-0014113 RODCT, the indebtedness securing such Deed of Trust being assumed by Grantee as set forth in that certain Assumption Agreement of even date herewith and recorded in Book *, page _____ RODCT.
*20211229-0171058

This conveyance is further made and accepted SUBJECT TO those certain exceptions more particularly described on Exhibit B attached hereto and made a part hereof (hereinafter collectively referred to as the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with all and singular rights, privileges, and appurtenances thereunto belonging or appertaining unto Grantee, its successors and assigns, forever.

AND Grantor does further covenant and bind their successors and assigns with Grantee that they are lawfully seized and possessed of the Property in fee simple and that Grantors have good right to sell and convey the same and that they will forever WARRANT AND DEFEND the Property unto Grantee, its successors and assigns, against every person whomsoever claiming and that the same is unencumbered, except for the above referenced deed of trust and Permitted Exceptions.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed as of the day and year first written above.

GRANTOR:

SOUTHERN HERITAGE REAL ESTATE HOLDINGS COMPANY, LLC,
a Tennessee limited liability company

By: Chris L Mayberry
Chris L. Mayberry, *Member*

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Nicole Sims a Notary Public in and for said State and County duly commissioned and qualified, Chris L. Mayberry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the sole Member of, **SOUTHERN HERITAGE REAL ESTATE HOLDINGS COMPANY, LLC**, a Tennessee limited liability company, the within named Grantor, and that such person, as such Member, executed the foregoing instrument for the purpose therein contained by signing his name as such Member.

WITNESS my hand, at office, this 13th day of December, 2021.

Nicole Sims
NOTARY PUBLIC
My Commission Expires: 8/10/24

NICHOLE SIMS
STATE OF TENNESSEE NOTARY PUBLIC
BRADLEY COUNTY

U:Travis/WTFA/AWD_Title

STATE OF TENNESSEE)
COUNTY OF Davidson)

The undersigned affiant makes oath the $ 1,550,000.00 is the greater of the actual consideration or value of the property herein conveyed which sum is equal to or greater than the amount which the property would command as a fair and voluntary sale.

AFFIANT

SWORN to me this 13th day of December, 2021.

NOTARY PUBLIC
My Commission Expires: 8-20-24

NICHOLE SIMS
STATE OF TENNESSEE NOTARY PUBLIC
BRADLEY COUNTY

EXHIBIT A
Legal Description

Tax Map 043-13-0-009.00 – Davidson County

Located in Davidson County, Tennessee, to-wit:

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the northerly margin of Old Hickory Boulevard 925 feet, more or less, east of Gallatin Road and being more particularly described as follows:

Beginning at a point in the northerly margin of Old Hickory Boulevard, said point being the southwest corner of Kentucky-Tennessee Conference Association of Seventh Day Adventists and the southeast corner of herein described tract; Thence, with the northerly margin of Old Hickory Boulevard, S 82 degrees 27' 57" W. 208.64 feet to a point; Thence, leaving Old Hickory Boulevard with the northerly margin of a 12-foot alley created by Metropolitan Nashville Council Bill No. 74-1107, and a curve concave to the north having a central angle of 15 degrees 09' 17", a radius of 403.26 feet and a chord of N 70 degrees 40' 12" W. 106.35 feet for an arc length of 106.66 feet to a point; Thence, N 63 degrees 05' 33" W. 11.31 feet to a point; Thence, leaving said alley with the east line of Howard C. Sutton of record in Deed Book 5056, page 775, R.O.D.C., N 09degrees 03' 00" E. 180.50 feet to an iron pin in the southerly margin of State Route 45; Thence, with said margin, N 53 degrees 31' 22" E. 70.96 feet to a concrete monument; Thence, N 61 degrees 42' 08" E. 93.82 feet to a concrete monument; Thence, with a curve concave to the south having a central angle of 6 degrees 31' 13", a radius of 1041.74 feet and a chord of N 62 degrees 40' 53" E. 118.49 feet for an arc length of 118.55 feet to a point; Thence, leaving said margin, with the west line ofSeventh Day Adventist property, S 07 degrees 32' 03" E. 335.16 feet to the point of beginning.

For Prior Title Source: Being the same property conveyed to West Tennessee Funeral Associates LLC, a Tennessee Limited Liability Company by Warranty Deed from Brick Church Realty, LLC, A Tennessee Limited Liability Company of record in Instrument No. 20190215-004112 Register's Office for Davidson County, Tennessee, dated 8 February 2019. Being part of that property conveyed to Southern Heritage Real Estate Holdings Company, LLC, a Tennessee limited liability company from West Tennessee Funeral Associates, LLC, a Tennessee limited liability company by quitclaim deed recorded in Record Book *, Page _____ in said Register's Office.

*20211229-0171057

EXHIBIT B
Permitted Exceptions

Subject to all rights, easements, interests or claims which may exist by reason of, or reflected by all matters shown on that that certain ALTA/NSPS Land Title Survey prepared by Blew & Associates, PA, dated December 1, 2021, being job #21-9798 including but not limited to the following:

Encroachment of adjoining building by as much as 0.8' along westernmost boundary.

Subject to Easement for Sanitary Sewer and/or Storm Drainage of record in Book 8766, Page 411, in the Register's Office for Davidson County, Tennessee.

Subject to Right of Way for Old Hickory Boulevard and State Route 45.

Subject to any and all governmental zoning and/or subdivision ordinances, regulations and requirements in effect thereon.

Subject to Health Department regulations and/or requirements.