WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF DECEMBER, 2021

Notary Public

MY COMMISSION EXPIRES: 9.20.25

(AFFIX SEAL)

LAUREN REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES 9-20-2025

LR-MI-21-225

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 783188 **DEEDWARR**
01/03/2022 11:41:16 AM 2 pgs
Fees: $13.00 Taxes: $925.00

20220103-0000443

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Memphis Investment Properties III, LLC	**New Owner**	
(NAME)	(NAME)	**134-13-0-174.00**
4701 Summer Ave		
(ADDRESS)	(ADDRESS)	
Memphis, TN 38122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **FRANK B. GAITERS, JR., TRUSTEE OF THE FRANK B. GAITERS, JR. REVOCABLE LIVING TRUST AND LOREN B. GAITERS, TRUSTEE OF THE LOREN B. GAITERS REVOCABLE LIVING TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MEMPHIS INVESTMENT PROPERTIES III, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 254 on the Plan of Kenilworth Estates, Section Four of record in Plat Book 3300, Page (s) 34, 35 and 36, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to The Frank B. Gaiters Revocable Living Trust and The Loren B. Gaiters Revocable Living Trust by Quitclaim deed from Frank B. Gaiters and Loren B. Gaiters of record in Instrument No. 20160927-0101986 Register's Office for Davidson County, Tennessee, dated September 26, 2016 and recorded on September 27, 2016.

This conveyance is subject to:
- Taxes for the year 2021, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 3300, Page (s) 34, 35, and 36, inclusive, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 3316, Page 339, amended in Book 3343, Page 293, and Book 3346, Page 428, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 9581, Page 916, in the Register's Office for Davidson County, Tennessee.
- Easements as set out in deed of record in Book 3402, Page 343, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **225 Eisenhower Drive, Nashville, Tennessee 37211**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their 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.

Witness my/our hand(s) this the 30th DAY OF DECEMBER, 2021.

The Frank B. Gaiters Jr. Revocable Living Trust and The Loren B. Gaiters Revocable Living Trust

BY: Loren B. Gaiters
Loren B. Gaiters
Trustee

BY: Frank Gaiters
Frank B. Gaiters, Jr.
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOREN B. GAITERS, TRUSTEE of THE FRANK B. GAITERS REVOCABLE LIVING TRUST AND THE LOREN B. GAITERS REVOCABLE LIVING TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 30th of December, 2021.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANK B. GAITERS, JR., TRUSTEE of THE FRANK B. GAITERS REVOCABLE LIVING TRUST AND THE LOREN B. GAITERS REVOCABLE LIVING TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 30th of December, 2021.

Notary Public
My Commission Expires: 5/5/25
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212