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 $1,475,000.00.

AFFIANT

Subscribed and sworn to before me this 11th day of February 2022.

Notary Public

My Commission Expires: 5/9/2023

DAVID A. CHILDRESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 808533 DEEDWARR
02/18/2022 11:50:33 AM 3 pgs
Fees: $18.00 Taxes: $5,457.50

20220218-0019263

Address New Owner(s) As Follows:	Send Tax Bills To:	Parcel ID Number
Top of the Hill Enterprises LLC 1002 Gills Chapel Road Lewisburg, TN 37091	New Owner	115-04-0-056.00

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,

H. GAIL GIBSON-MILLIRON, as trustee of the H. GAIL GIBSON-MILLIRON REVOCABLE TRUST Dated February 9, 2017

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

TOP OF THE HILL ENTERPRISES LLC,

a Tennessee Limited Liability Company (herein referred to as "Grantee"), Grantee's successors 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 705 Darden Place, Nashville, Tennessee 37205.

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

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JW FOR 21705

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 successors 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 11th day of February 2022.

H. GAIL GIBSON-MILLIRON REVOCABLE TRUST Dated February 9, 2017

H. GAIL GIBSON-MILLIRON, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in said county and State, H. GAIL GIBSON-MILLIRON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Trustee of the H. Gail Gibson-Milliron Revocable Trust Dated February 9, 2017, the within named bargainor, and that she as such Trustee, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing her name as Trustee.

WITNESS my hand, at office, this 11th day of February 2022.

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 No 202 on the Plan of Hillwood Estates, Section Nine, Part One, of record in Plat Book 2331, page 27, 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 PAUL C. GIBSON and wife, H. GAIL GIBSON, by Warranty Deed from ROBERT A. BERG and wife, BARBARA E. BERG, dated June 15, 1983, of record in Book 6084, Page 350, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to H. GAIL GIBSON by Quitclaim Deed from PAUL C. GIBSON, dated June 29, 1992, of record in Book 8671, page 915, Register's Office for Davidson County, Tennessee, in accordance with Final Decree of Divorce in the matter of Paul Calvin Gibson vs. Heather Gail Gibson, Case No. 90D-2702 in the Sixth Circuit Court for Davidson County, Tennessee, of record in Book 8868, Page 465, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to H. GAIL GIBSON-MILLIRON, as trustee of the H. Gail Gibson-Milliron Revocable Trust dated February 9, 2017, by Quitclaim Deed from H. GAIL GIBSON, married, dated February 9, 2017, of record in Instrument No. 20170210-0014253, Register's Office for Davidson County, Tennessee.

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 2331, page 27, Register's Office for Davidson County, Tennessee.

3. Unrecorded Temporary Occupancy Agreement for Seller After Closing with an expiration date of May 11, 2022.