THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $4,000,000.00 Affiant Subscribed and sworn to before me, this 5th day of May, 2022. Notary Public My Commission Expires: _____

Karen Johnson Davidson County
Batch# 851645 DEEDWARR
05/06/2022 10:28:57 AM 3 pgs
Fees: $18.00 Taxes: $14,800.00
20220506-0052419

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

WARRANTY DEED

Address New Owner: ARCF Trust 4317 Wallace Lane Nashville, TN 37215-3233	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 130-08-0-067.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DOUGLAS C. MCGILVRAY AND LAUREN E. MCGILVRAY, AS CO-TRUSTEES OF THE MCGILVRAY LIVING TRUST U/A/D MAY 18, 2021** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **THE ARCF TRUST U/A/D JUNE 22, 2020** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Sneed Estates of record in Plat Book 2133, Page (s) 10 and 11, and amended in Book 2099, page 581, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 49 fronts 132.0 feet on the westerly margin of Wallace Lane and extends back between parallel lines 305.5 feet to a dead line in the rear, measuring 132.0 feet thereon.

Being the same property conveyed to Grace Brock Clark, an unmarried woman by Warranty deed from Jordan R. Marshall and wife, Julie C. Marshall of record in Instrument

No. 20160610-0059037 Register's Office for Davidson County, Tennessee, dated June 10, 2016 and recorded on June 10, 2016. (Value of consideration shown in aforementioned deed $550,000.00.)

Being the same property conveyed to 4501 Alcott LLC a Tennessee Limited Liability Company by Warranty deed from Grace Brock Clark, married of record in Instrument No. 20200707-0073133 Register's Office for Davidson County, Tennessee, dated June 25, 2020 and recorded on July 07, 2020. (Value of consideration shown in aforementioned deed $775,000.00 Affidavit of Scriveners Error recorded on October 18, 2021 in Instrument No 20211018-0139271.)

Being the same property conveyed to Douglas C. McGilvray and Lauren E McGilvray Co-Trustees of Douglas C. McGilvray and Lauren E. McGilvray Living Trust, dated May 18, 2021 by Warranty deed from 4501 Alcott LLC a Tennessee Limited Liability Company of record in Instrument No. 20211110-0150417 Register's Office for Davidson County, Tennessee, dated November 05, 2021 and recorded on November 10, 2021. (Value of consideration shown in aforementioned deed $3,600,000.00.)

This is improved property commonly known as: **4317 Wallace Lane, Nashville, TN 37215-3233**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4 day of May, 2022.

THE MCGILVRAY LIVING TRUST U/A/D MAY 18, 2021

LAUREN E. MCGILVRAY, Co-Trustee

DOUGLAS C. MCGILVRAY, Co-Trustee

STATE OF CALIFORNIA)
)
COUNTY OF ORANGE)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **DOUGLAS C. MCGILVRAY AND LAUREN E. MCGILVRAY**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such persons to be the Co-Trustees of the **MCGILVRAY LIVING TRUST U/A/D MAY 18, 2021**, and that they as such Co-Trustees, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust as its Co-Trustee.

Witness my hand and seal, this 4th day of May, 2022.

BERNADETTE LAZZARA
Notary Public - California
Orange County
Commission # 2367092
My Comm. Expires Aug 17, 2025

Notary Public
My Commission Expires:
08-17-2025