ADDRESS NEW OWNER: Mikayla Marie Demaiter
109 Aarons Cress Blvd.
Hermitage, TN 37076

SEND TAX BILL TO: NEW OWNER

MAP-PARCEL NOS. 087-10-0A-014.00

Karen Johnson Davidson County
Batch# 949669 DEEDWARR
12/08/2022 03:27:30 PM 3 pgs
Fees: $18.00 Taxes: $3,478.00
20221208-0128120

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Exit Properties General Partnership, a Tennessee General Partnership** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Mikayla Marie Demaiter, a single woman** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 114, Aarons Cress, Phase 1-A, a cluster lot development of record in Plat Instrument No. 20061219-0156396, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more detailed description thereof.

Being the same property conveyed to Exit Properties General Partnership, a Tennessee general partnership, by deed from Steven R. Griffith, a married person, recorded March 19, 2019, of record in Instrument No. 20190319-0025112, Register's Office for Davidson County, Tennessee.

This is property with a common address of 109 Aarons Cress Blvd., Hermitage, TN 37076.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being paid for by the Grantor at closing.(2) Declaration of Protective Covenants, Conditions and Restrictions for Aarons Cress of record in Instrument No. 20060131-0012116, Confirmation, Reinstated and Amendment to Declaration of Protective Covenants, Conditions and Restrictions for Aarons Cress of record in Instrument No. 20130123-0007564, Second Amendment of record in Instrument No. 20201014-0119460, Instrument of Annexation of The Reserve at Aarron's Cress, Phase 3 of record in Instrument No. 20201014-0119461, Instrument of Annexation of The Reserve at Aarron's Cress, Phase 2, Section 1 of record in Instrument No. 20201014-0119462, Instrument of Annexation of The Reserve at Aarron's Cress, Phase 2, Section 2 of record in Instrument No. 20201014-0119463, and Third Amendment of record in Instrument No. 20201106-0130406, Register's Office for Davidson County, Tennessee.(3) By-Laws of Aarons Cress Owners' Association, Inc. shown as Exhibit "C" of the Declaration of Protective Covenants, Conditions and Restrictions for Aarons Cress of record in Instrument No. 20060131-0012116 (Page 32), Register's Office for Davidson County, Tennessee.(4) All matters as shown on the Plan of a Cluster Lot Development, Aarons Cress, Phase 1A, of record in Instrument No. 20061219-0156396, Register's Office for Davidson County, Tennessee.(5) 50' Wide Ingress/ Egress Easement retained by Barham, their heirs and assignees of record in Book 5052, Page 201, Register's Office for Davidson County, Tennessee.(6) Right of Way Easement conveyed to Hiza of record in Book 6284, Page 260, Register's Office for Davidson County, Tennessee.(7) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 11643, Page 669; Book 11643, Page 672, Register's Office for Davidson County, Tennessee(8) Stormwater Detention Agreement of record in Instrument No. 20060517-0058051, Register's Office for Davidson County, Tennessee(9) Charter for Aarons Cress Owners' Association, Inc. of record in Instrument No. 20060131-0012115, Register's Office for Davidson County, Tennessee.(10) Declaration of Sign Monument Easement Agreement with Covenants and Restrictions of record in Instrument No. 20070514-0057523, Register's Office for Davidson County, Tennessee.(11) Rights or claims asserted by upper and lower riparian owners in and to the flow of Dry Fork Creek.(12) Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of Dry Fork Creek.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 7th day of December 2022.

Exit Properties General Partnership, a Tennessee general partnership, Seller

By: The SRGTN Trust dated December 9, 2016, General Partner of Exit Properties General Partnership

By: _____
Joseph Kent Carter, Trustee, of The SRGTN Trust dated December 9, 2016

By: The Exit Properties Trust dated August 22, 2019, General Partner of Exit Properties General Partnership

By: _____
Joseph Kent Carter, Trustee, of The Exit Properties Trust dated August 22, 2019

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Steven R. Griffith, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of Joseph Kent Carter, Trustee of The SRGTN Trust dated December 9, 2016, as General Partner of Exit Properties General Partnership, a Tennessee general partnership, and is authorized by him to execute this instrument on his behalf by virtue of a Durable Limited Power of Attorney recorded in Instrument No. 20190805-0077455, in the Davidson County Register's Office, as such authorized general partner or authorized signer for Exit Properties General Partnership as its free act and deed.

Witness my hand and official seal at office, this 7th day of December 2022.

_____
Notary Public
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Steven R. Griffith, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of Joseph Kent Carter, Trustee of The Exit Properties Trust dated August 22, 2019, as General Partner of Exit Properties General Partnership, a Tennessee general partnership, and is authorized by him to execute this instrument on his behalf by virtue of a Durable Limited Power of Attorney recorded in Instrument No. 20200124-0009050, in the Davidson County Register's Office, as such authorized general partner or authorized signer for Exit Properties General Partnership as its free act and deed.

Witness my hand and official seal at office, this 7th day of December 2022.

_____
Notary Public
My Commission Expires: _____

CINDY S. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $940,000.00.

_____
Affiant

Subscribed and sworn before me this 7th day of December 2022.

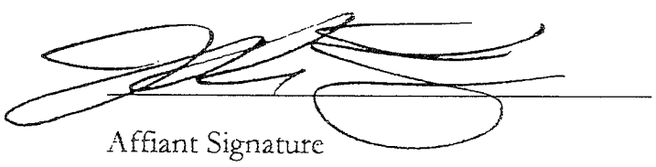
_____
Notary Public
My Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

File No. 2210-196

Certificate of Authenticity

I, Joshua A. Terry, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/7/2022.



Affiant Signature

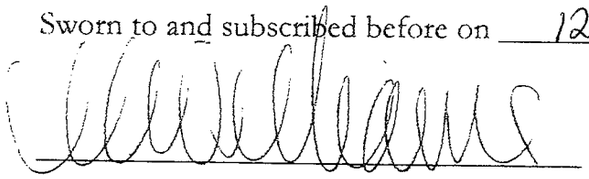
12/8/2022

Date

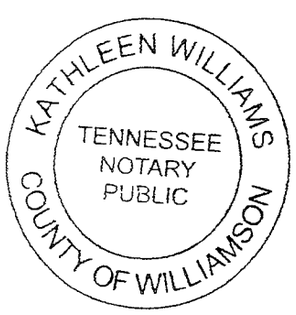
State of Tennessee

County of Williamson

Sworn to and subscribed before on 12/8/2022.



Notary Public



My Commission Expires: 5.23.23