Karen Johnson Davidson County
Batch# 975897 DEEDWARRSP
03/01/2023 02:08:30 PM 23 pgs
Fees: $118.00 Taxes: $44,400.00
20230301-0014667

This instrument prepared by:

Talbott P. Ottinger, Esq.
Ottinger Law Group, PLLC
3835 Cleghorn Avenue, Suite 250
Nashville, Tennessee 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $12,000,000.00.

Stacey Palmer
Affiant

Subscribed and sworn to before me this 1st day of March, 2023.

Notary Public

My Commission Expires: 11/3/25

SAVANNAH KATELYN SUTTERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):	
Bransford Avenue Owner, LLC 150 3rd Avenue South, Suite 2800 Nashville, TN 37201-2017	Same as New Owner	10511027000 10511026900 10511026800 10515002300 10515002400 10515002900 10515003000 10515003100	10515003200 10515003300 10515003400 10515003500 10515003600 10515003700 10515003800 10515003900

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **AMY WIGGER** and husband, **MARK WIGGER; AMY WIGGER, f/k/a AMY ELIZABETH AUTENRIETH,** individually; **MICHAEL P. HAMMOND** and wife, **CAROL ANN HAMMOND, Trustees U/A/D October 03, 1996 of the Hammond Joint Revocable Living Trust Agreement; CRAIG HAMMOND** and wife, **RONDA HAMMOND; LISA WILLIAMS FREUND, Trustee, 2012 Williams Family Irrevocable Trust Agreement FBO Lisa Williams Freund dated December 21, 2012; LORI WILLIAMS NIXON, Trustee, 2012 Williams Family Irrevocable Trust Agreement FBO Lori Williams Nixon dated December 21, 2012; LINDA LEEANN WILLIAMS, Trustee, 2012 Williams Family Irrevocable Trust Agreement FBO Linda Leeann Williams dated December 21, 2012; JEFFREY L. HAMMOND,** unmarried; **MICHAEL P. HAMMOND, JR.,** and wife, **EMILY D. HAMMOND;** and **AUTENRIETH-WILLIAMS FAMILY LIMITED PARTNERSHIP,** a Tennessee limited partnership (each individually, "Grantor" and collectively, "**Grantors**"), has bargained and sold, and does hereby transfer and convey to **BRANSFORD AVENUE OWNER, LLC**, a Tennessee limited liability company ("**Grantee**"), Grantee's successors and assigns, certain property in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (collectively, the "**Property**").

This is improved property known as **511 Benton Avenue, 2100, 2104, 2108, 2112, 2132, 2136, 2140, 2144, 2148, 2200, 2204, 2210, 2212, 2216 and 2220 Bransford Avenue, Nashville, Tennessee 37204.**

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, Grantee's successors and assigns, forever. Each Grantor covenants and binds itself, its heirs, representatives, successors and assigns to warrant and forever defend the title and quiet possession to the respective Grantor's Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise, subject to matters more particularly described in Exhibit B attached hereto and incorporated herein by reference, to which this conveyance is expressly made subject.

[*Signatures on Following Pages*]

IN WITNESS WHEREOF, the Grantor named below has executed this Special Warranty Deed to be effective for all purposes as of March 1, 2023.

SELLERS:

Amy Wigger

Amy Wigger, formerly known as Amy Elizabeth Autenrieth

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared **Amy Wigger, formerly known as Amy Elizabeth Autenrieth**, the within named bargainor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged the execution of this instrument as her free act and deed for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 28th day of February, 2023.

Linda L Miller

NOTARY PUBLIC

My Commission Expires: 7.6.2024

LINDA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 6, 2026

IN WITNESS WHEREOF, the Grantor named below has executed this Special Warranty Deed to be effective for all purposes as of March 1, 2023.

Mark Wigger

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared **Mark Wigger**, the within named bargainor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged the execution of this instrument as his free act and deed for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 24th day of February, 2023.

NOTARY PUBLIC

My Commission Expires: 7.6.2026

LINDA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 6, 2026

IN WITNESS WHEREOF, the Grantor named below has executed this Special Warranty Deed to be effective for all purposes as of March 1, 2023.

HAMMOND JOINT REVOCABLE LIVING TRUST UAD OCTOBER 3, 1996

By: Carol A. Hammond
Name: Carol A. Hammond
Its: Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Carol A. Hammond**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of **Hammond Joint Revocable Living Trust UAD October 3, 1996**, the within named bargainor, and that she as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this the 27th day of February, 2023.

Cassandra L. Graham
NOTARY PUBLIC

My Commission Expires: Jan. 8, 2024

CASSANDRA L GRAHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2024

IN WITNESS WHEREOF, the Grantor named below has executed this Special Warranty Deed to be effective for all purposes as of March 1, 2023.

HAMMOND JOINT REVOCABLE LIVING TRUST UAD OCTOBER 3, 1996

By: Michael P. Hammond
Name: Michael P. Hammond
Its: Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Michael P. Hammond**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of **Hammond Joint Revocable Living Trust UAD October 3, 1996**, the within named bargainor, and that he as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this the 27th day of February, 2023.

Cassandra L. Graham
NOTARY PUBLIC

My Commission Expires: Jan. 8, 2024

CASSANDRA L GRAHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2024

IN WITNESS WHEREOF, the Grantor named below has executed this Special Warranty Deed to be effective for all purposes as of March 1, 2023.

2012 WILLIAMS FAMILY IRREVOCABLE TRUST AGREEMENT FBO LINDA LEEANN WILLIAMS DATED DECEMBER 21, 2012

By: Linda Leann Williams
Name: Linda Leeann Williams
Its: Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Linda Leeann Williams**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of **2012 Williams Family Irrevocable Trust Agreement FBO Linda Leeann Williams dated December 21, 2012** the within named bargainor, and that she as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this the 27th day of February, 2023.

Cassandra L. Graham
NOTARY PUBLIC

My Commission Expires: Jan. 8, 2024



IN WITNESS WHEREOF, the Grantor named below has executed this Special Warranty Deed to be effective for all purposes as of March 1, 2023.

Emily D. Hammond

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared **Emily D. Hammond**, the within named bargainor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged the execution of this instrument as her free act and deed for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 28th day of February, 2023.

NOTARY PUBLIC

My Commission Expires: 7.6.2026

LINDA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 6, 2026

IN WITNESS WHEREOF, the Grantor named below has executed this Special Warranty Deed to be effective for all purposes as of March 1, 2023.

Michael P. Hammond, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared **Michael P. Hammond, Jr.**, the within named bargainor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged the execution of this instrument as his free act and deed for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 28th day of February, 2023.

NOTARY PUBLIC

My Commission Expires: 7.6.2026

LINDA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 6, 2026

IN WITNESS WHEREOF, the Grantor named below has executed this Special Warranty Deed to be effective for all purposes as of March 1, 2023.

Ronda Hammond

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared **Ronda Hammond**, the within named bargainor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged the execution of this instrument as her free act and deed for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 28th day of February, 2023.

NOTARY PUBLIC

My Commission Expires: 7.6.2026

LINDA C. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 6, 2026

IN WITNESS WHEREOF, the Grantor named below has executed this Special Warranty Deed to be effective for all purposes as of March 1, 2023.

Craig Hammond

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared **Craig Hammond**, the within named bargainor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged the execution of this instrument as his free act and deed for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 28th day of February, 2023.

NOTARY PUBLIC

My Commission Expires: 7.6.2026

LINDA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 6, 2026

IN WITNESS WHEREOF, the Grantor named below has executed this Special Warranty Deed to be effective for all purposes as of March 1, 2023.

2012 WILLIAMS FAMILY IRREVOCABLE TRUST AGREEMENT FBO LISA WILLIAMS FREUND, DATED DECEMBER 21, 2012

By: _____
Name: Lisa Williams Freund
Its: Trustee

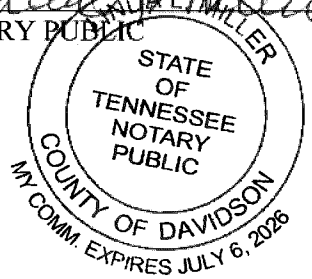
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Lisa Williams Freund**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of **2012 Williams Family Irrevocable Trust Agreement FBO Lisa Williams Freund dated December 21, 2012**, the within named bargainor, and that she as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this the 24th day of February, 2023.

_____
NOTARY PUBLIC

My Commission Expires: 7.6.2026



IN WITNESS WHEREOF, the Grantor named below has executed this Special Warranty Deed to be effective for all purposes as of March 1, 2023.

2012 WILLIAMS FAMILY IRREVOCABLE TRUST AGREEMENT FBO LORI WILLIAMS NIXON DATED DECEMBER 21, 2012

By: Lori Williams Nixon
Name: Lori Williams Nixon
Its: Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Lori Williams Nixon**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of **2012 Williams Family Irrevocable Trust Agreement FBO Lori Williams Nixon dated December 21, 2012**, the within named bargainor, and that she as such Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by themselves as Trustee.

Witness my hand and seal, at office in Nashville, Tennessee, this the 24th day of February, 2023.

NOTARY PUBLIC

LINDA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 6, 2026

My Commission Expires: 7.6.2026

IN WITNESS WHEREOF, the Grantor named below has executed this Special Warranty Deed to be effective for all purposes as of March 1, 2023.

Jeffrey L. Hammond

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared **Jeffrey L. Hammond,** the within named bargainor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged the execution of this instrument as his free act and deed for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 28th day of February, 2023.

NOTARY PUBLIC

LINDA L. MILLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 6, 2026

My Commission Expires: 7.6.2026

IN WITNESS WHEREOF, the Grantor named below has executed this Special Warranty Deed to be effective for all purposes as of March 1, 2023.

AUTENRIETH-WILLIAMS FAMILY LIMITED PARTNERSHIP, a Tennessee limited partnership

By: Williams Family Community Property Trust Dated January 13, 2022
Its: General Partner

By: _____
Name: Lester L. Williams, Jr.
Its: Co-Trustee

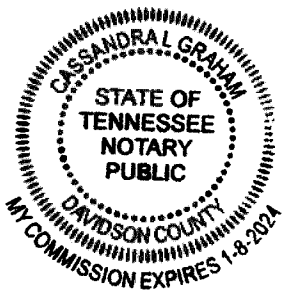
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Lester L. Williams, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Co-Trustee of the Williams Family Community Property Trust Dated January 13, 2022, which is the General Partner of Autenrieth-Williams Family Limited Partnership, a Tennessee limited partnership, the within named bargainor, and that he as such Co-Trustee of the General Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as Co-Trustee of the General Partner.

Witness my hand and seal, at office in Nashville, Tennessee, this the 27th day of February, 2023.

_____
NOTARY PUBLIC

My Commission Expires: Jan. 8, 2024



IN WITNESS WHEREOF, the Grantor named below has executed this Special Warranty Deed to be effective for all purposes as of March 1, 2023.

AUTENRIETH-WILLIAMS FAMILY LIMITED PARTNERSHIP, a Tennessee limited partnership

By: Williams Family Community Property Trust Dated January 13, 2022
Its: General Partner

By: Linda A Williams
Name: Linda A. Williams
Its: Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Linda A. Williams**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Co-Trustee of the Williams Family Community Property Trust Dated January 13, 2022, which is the General Partner of Autenrieth-Williams Family Limited Partnership, a Tennessee limited partnership, the within named bargainor, and that she as such Co-Trustee of the General Partner being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the company by herself as Co-Trustee of the General Partner.

Witness my hand and seal, at office in Nashville, Tennessee, this the 27th day of February, 2023.

Cassandra L. Graham
NOTARY PUBLIC

My Commission Expires: Jan. 8, 2024

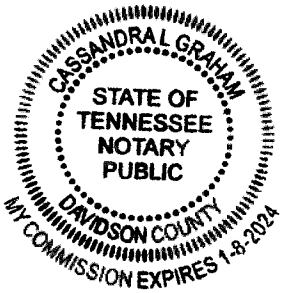


EXHIBIT A

THE PROPERTY

The Land referred to herein below in situated in the County of Davidson, State of Tennessee, and described as follows:

CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

PARCEL 1:

LOT NO. 1 ON THE MAP OF CUMBERLAND PARK SUBDIVISION, A PLAN OF WHICH IS OF RECORD IN BOOK 1424, PAGE 15; AS AFFECTED BY EASEMENT MODIFICATION, CUMBERLAND PARK SUBDIVISION, SIXTH CIVIL DISTRICT IN BOOK 1560, PAGE 621, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO AMY WIGGER AND HUSBAND, MARK WIGGER, BY DEED FROM ELIZABETH W. AUTENRIETH, OF RECORD IN INSTRUMENT NO. 200106140063176, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL 2:

LOT NO. 2 ON THE MAP OF CUMBERLAND PARK SUBDIVISION, A PLAN OF WHICH IS OF RECORD IN BOOK 1424, PAGE 15; AS AFFECTED BY EASEMENT MODIFICATION, CUMBERLAND PARK SUBDIVISION, SIXTH CIVIL DISTRICT IN BOOK 1560, PAGE 621, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO AMY WIGGER AND HUSBAND, MARK WIGGER, BY DEED FROM ELIZABETH W. AUTENRIETH, OF RECORD IN INSTRUMENT NO. 200011210115115, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, AS CORRECTED BY THAT SCRIVENER'S AFFIDAVIT OF CORRECTION, OF RECORD IN INSTRUMENT NO. 20230131-0007028, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL 3:

LOT NO. 3 ON THE MAP OF CUMBERLAND PARK SUBDIVISION, A PLAN OF WHICH IS OF RECORD IN BOOK 1424, PAGE 15; AS AFFECTED BY EASEMENT MODIFICATION, CUMBERLAND PARK SUBDIVISION, SIXTH CIVIL DISTRICT IN BOOK 1560, PAGE 621, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL P. HAMMOND AND WIFE, CAROL ANN HAMMOND, TRUSTEES U/A/D OCTOBER 3, 1996 OF THE HAMMOND JOINT REVOCABLE LIVING TRUST AGREEMENT AND ANY SUCCESSORS IN TRUST, AND ANY AMENDMENTS THERETO, BY DEED FROM MICHAEL P. HAMMOND AND WIFE, CAROL A. HAMMOND, INDIVIDUALLY, OF RECORD IN BOOK 10215, PAGE 594, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL 4:

LOT NO. 4 ON THE MAP OF CUMBERLAND PARK SUBDIVISION, A PLAN OF WHICH IS OF RECORD IN BOOK 1424, PAGE 15; AS AFFECTED BY EASEMENT MODIFICATION, CUMBERLAND PARK SUBDIVISION, SIXTH CIVIL DISTRICT IN BOOK 1560, PAGE 621, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL P. HAMMOND AND WIFE, CAROL ANN HAMMOND, TRUSTEES U/A/D OCTOBER 3, 1996 OF THE HAMMOND JOINT REVOCABLE LIVING TRUST AGREEMENT AND ANY SUCCESSORS IN TRUST, AND ANY AMENDMENTS THERETO, BY DEED FROM MICHAEL P. HAMMOND AND WIFE, CAROL A. HAMMOND, INDIVIDUALLY, OF RECORD IN BOOK 10215, PAGE 592, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL 5:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 5 ON THE PLAN OF CUMBERLAND PARK SUBDIVISION, OF RECORD IN BOOK 1424, PAGE 15; AS AFFECTED BY EASEMENT MODIFICATION, CUMBERLAND PARK SUBDIVISION, SIXTH CIVIL DISTRICT IN BOOK 1560, PAGE 621, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO CRAIG HAMMOND AND WIFE, RONDA HAMMOND, BY DEED FROM MICHAEL P. HAMMOND AND WIFE, CAROL ANN HAMMOND, TRUSTEES UNDER AGREEMENT DATED OCTOBER 3, 1996 OF THE HAMMOND JOINT REVOCABLE LIVING TRUST AGREEMENT AND ANY SUCCESSORS IN TRUST AND ANY AMENDMENT THERETO, OF RECORD IN INSTRUMENT NO. 200611020135932, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL 6:

LOT NO. 10 ON THE MAP OF CUMBERLAND PARK SUBDIVISION, A PLAN OF WHICH IS OF RECORD IN BOOK 1424, PAGE 15; AS AFFECTED BY EASEMENT MODIFICATION, CUMBERLAND PARK SUBDIVISION, SIXTH CIVIL DISTRICT IN BOOK 1560, PAGE 621, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LISA WILLIAMS FREUND, TRUSTEE, 2012 WILLIAMS FAMILY IRREVOCABLE TRUST AGREEMENT FBO LISA WILLIAMS FREUND DATED DECEMBER 21, 2012, BY DEED FROM LESTER WILLIAMS, OF RECORD IN INSTRUMENT NO. 201212260118402, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL 7:

LOT NO. 11 ON THE MAP OF CUMBERLAND PARK SUBDIVISION, A PLAN OF WHICH IS OF RECORD IN BOOK 1424, PAGE 15; AS AFFECTED BY EASEMENT MODIFICATION, CUMBERLAND PARK SUBDIVISION, SIXTH CIVIL DISTRICT IN BOOK 1560, PAGE 621,

REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO AMY WIGGER, BY DEED FROM LINDA WILLIAMS, CAROL HAMMOND AND AMY WIGGER, CO-TRUSTEES OF THE ROY W. AUTENRIETH TESTAMENTARY TRUST, OF RECORD IN INSTRUMENT NO. 200205280063971, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL 8:

LOT NO. 12 ON THE MAP OF CUMBERLAND PARK SUBDIVISION, A PLAN OF WHICH IS OF RECORD IN BOOK 1424, PAGE 15; AS AFFECTED BY EASEMENT MODIFICATION, CUMBERLAND PARK SUBDIVISION, SIXTH CIVIL DISTRICT IN BOOK 1560, PAGE 621, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO AMY WIGGER, BY DEED FROM LINDA WILLIAMS, CAROL HAMMOND AND AMY WIGGER, CO-TRUSTEES OF THE ROY W. AUTENRIETH TESTAMENTARY TRUST OF RECORD IN INSTRUMENT NO. 200205280063970, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL 9:

LOT NO. 13 ON THE MAP OF CUMBERLAND PARK SUBDIVISION, A PLAN OF WHICH IS OF RECORD IN BOOK 1424, PAGE 15; AS AFFECTED BY EASEMENT MODIFICATION, CUMBERLAND PARK SUBDIVISION, SIXTH CIVIL DISTRICT IN BOOK 1560, PAGE 621, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO AMY ELIZABETH AUTENRIETH, NOW KNOWN AS AMY WIGGER, BY DEED FROM M & W, INCORPORATED, A TENNESSEE CORPORATION, OF RECORD IN BOOK 5027, PAGE 506, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL 10:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 14 ON THE MAP OF CUMBERLAND PARK SUBDIVISION, A PLAN OF WHICH IS OF RECORD IN BOOK 1424, PAGE 15; AS AFFECTED BY EASEMENT MODIFICATION, CUMBERLAND PARK SUBDIVISION, SIXTH CIVIL DISTRICT IN BOOK 1560, PAGE 621, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LORI WILLIAMS NIXON, TRUSTEE, 2012 WILLIAMS FAMILY IRREVOCABLE TRUST AGREEMENT FBO LORI WILLIAMS NIXON DATED DECEMBER 21, 2012, BY DEED FROM LESTER WILLIAMS, JR. AND WIFE, LINDA A. WILLIAMS, OF RECORD IN INSTRUMENT NO. 201212260118400, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL 11:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 15 ON THE MAP OF CUMBERLAND PARK SUBDIVISION, A PLAN OF WHICH IS OF RECORD IN BOOK 1424, PAGE 15; AS AFFECTED BY EASEMENT MODIFICATION, CUMBERLAND PARK SUBDIVISION, SIXTH CIVIL DISTRICT IN BOOK 1560, PAGE 621, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO LINDA LEEANN WILLIAMS, TRUSTEE, 2012 WILLIAMS FAMILY IRREVOCABLE TRUST AGREEMENT FBO LINDA LEEANN WILLIAMS DATED DECEMBER 21, 2012, BY DEED FROM LESTER WILLIAMS, JR. AND WIFE, LINDA A. WILLIAMS, OF RECORD IN INSTRUMENT NO. 201212260118401, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL 12:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 16 ON THE MAP OF CUMBERLAND PARK SUBDIVISION, OF RECORD IN BOOK 1424, PAGE 15; AS AFFECTED BY EASEMENT MODIFICATION, CUMBERLAND PARK SUBDIVISION, SIXTH CIVIL DISTRICT IN BOOK 1560, PAGE 621, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JEFFREY L. HAMMOND, UNMARRIED, BY DEED FROM MICHAEL P. HAMMOND AND WIFE, CAROL A. HAMMOND, OF RECORD IN INSTRUMENT NO. 200110090110026, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL 13:

A 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. 17 ON THE MAP OF CUMBERLAND PARK SUBDIVISION, OF RECORD IN BOOK 1424, PAGE 15; AS AFFECTED BY EASEMENT MODIFICATION, CUMBERLAND PARK SUBDIVISION, SIXTH CIVIL DISTRICT IN BOOK 1560, PAGE 621, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL P. HAMMOND, JR. AND WIFE, EMILY D. HAMMOND, BY DEED FROM MICHAEL P. HAMMOND AND WIFE, CAROL A. HAMMOND, OF RECORD IN INSTRUMENT NO. 200110090110024, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL 14:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 18 ON THE MAP OF CUMBERLAND PARK SUBDIVISION, A PLAN OF WHICH IS OF RECORD IN BOOK 1424, PAGE 15; AS AFFECTED BY EASEMENT MODIFICATION, CUMBERLAND PARK SUBDIVISION, SIXTH CIVIL DISTRICT IN BOOK 1560, PAGE 621, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO AUTENRIETH-WILLIAMS FAMILY LIMITED PARTNERSHIP, A TENNESSEE LIMITED PARTNERSHIP, BY DEED FROM LESTER L. WILLIAMS, JR. AND WIFE, LINDA A. WILLIAMS, OF RECORD IN INSTRUMENT NO. 200210110125264, IN THE REGISTER'S OFFIE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL 15:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 19 ON THE MAP OF CUMBERLAND PARK SUBDIVISION, A PLAN OF WHICH IS OF RECORD IN BOOK 1424, PAGE 15; AS AFFECTED BY EASEMENT MODIFICATION, CUMBERLAND PARK SUBDIVISION, SIXTH CIVIL DISTRICT IN BOOK 1560, PAGE 621, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO AUTENRIETH-WILLIAMS FAMILY LIMITED PARTNERSHIP, A TENNESSEE LIMITED PARTNERSHIP, BY DEED FROM LESTER L. WILLIAMS, JR. AND WIFE, LINDA A. WILLIAMS, OF RECORD IN INSTRUMENT NO. 200210110125265, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

PARCEL 16:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 20 ON THE MAP OF CUMBERLAND PARK SUBDIVISION, A PLAN OF WHICH IS OF RECORD IN BOOK 1424, PAGE 15; AS AFFECTED BY EASEMENT MODIFICATION, CUMBERLAND PARK SUBDIVISION, SIXTH CIVIL DISTRICT IN BOOK 1560, PAGE 621, SAID REGISTER'S OFFICE, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO AUTENRIETH-WILLIAMS FAMILY LIMITED PARTNERSHIP, A TENNESSEE LIMITED PARTNERSHIP, BY DEED FROM LESTER L. WILLIAMS AND WIFE, LINDA A. WILLIAMS, OF RECORD IN INSTRUMENT NO. 200210110125255, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

EXCEPTIONS TO TITLE

1. Taxes and assessments for the year 2023 and subsequent years, not yet due and payable.

2. All matters shown on plat(s) of record in Book 1424, Page 15; as affected by Easement Modification, Cumberland Park Subdivision, Sixth Civil District in Book 1560, Page 621, in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Bainbridge Dillion, 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 correct copy of the original document executed and authenticated according to law on 3/1/2023 .

Bainbridge Dillion
Affiant Signature

Date: 3/1/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of March, 2023.

Jodean M. King
Notary's Signature

My Commission Expires:
7/22/2025 Date: 3/12023

Notary's Seal

