EXHIBIT A

**THIS INSTRUMENT WAS PREPARED BY**

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P23-16118-BW

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 525,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF August, 2023

Notary Public

MY COMMISSION EXPIRES 3/7/26

(AFFIX SEAL)

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1042621 DEEDWARR
08/25/2023 10 14 54 AM 2 pgs
Fees $13 00 Taxes $1,942 50

20230825-0066503

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS | SEND TAX BILLS TO | MAP-PARCEL NUMBERS |
|---|---|---|
| **William O. Garnett** | New Owner | |
| 4215 Harding Pike Unit 211 | | 103-16-0B-022.00-CO |
| Nashville, TN 37205 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Brackney Johnson Reed, Trustee of the 4215 Harding #211 Trust, dated June 9, 2020**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William O. Garnett, married**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land in Davidson County, Tennessee, being Unit 211 of Windsor Tower, a Horizontal Property Regime with Private Elements located at Davidson County, Tennessee, as shown on the Plan of record in Book 5200, Page 71, Register's Office for Williamson County, Tennessee, and described in Master Deed recorded in Book 5313, Page 338, as amended in Book 8666, Page 789, said Register's Office to which reference is hereby made

Being the same property conveyed to Patricia Jones Reed, married by Warranty deed from Myrtle Ann Archer, unmarried, of record in Instrument No 20170511-0046952 Register's Office for Davidson County, Tennessee, dated May 10, 2017 and recorded on May 11, 2017 (Value of consideration shown in aforementioned deed $282,500 00 )

Being the same property conveyed to Brackney Johnson Reed, Trustee of the 4215 Harding #211 Trust, dated June 9, 2020 by Quitclaim deed from Patricia Jones Reed of record in Instrument No 20200617-0062778 Register's Office for Davidson County, Tennessee, dated June 09, 2020 and recorded on June 17, 2020. (Value of consideration shown in aforementioned deed $0 00 )

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record, (3) All easements of record, (4) All visible easements, (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations

This is __ unimproved ✓ improved property known as **4215 Harding Pike Unit 211, Nashville, TN 37205**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the 23 day of August, 2023

4215 Harding #211 Trust, dated June 9, 2020

BY. _____
Brackney Johnson Reed, Trustee

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brackney Johnson Reed, Trustee of the 4215 Harding #211 Trust, dated June 9, 2020,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal this the 23 day of August, 2023

My Commission expires 9/2/24 _____
Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named _____, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal this the ____ day of _____, _____

My Commission expires: _____ _____
Notary Public