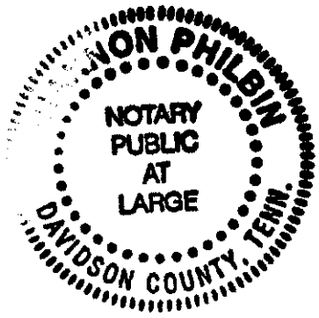
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,400,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF MAY, 2003.

Notary Public

MY COMMISSION EXPIRES: July 26, 2003.
(AFFIX SEAL)

My Commission Expires JULY 26, 2003

**THIS INSTRUMENT WAS PREPARED BY**
**Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **Hunt Family, LLC, a Tennessee Limited Liability Company** | **Hunt Family, LLC** | **104-15-239** |
| (NAME) **2303 21st Avenue South** | (NAME) **2126 21st Avenue South** P O Box 120484 | |
| (ADDRESS) **Nashville, TN 37212** | (ADDRESS) **Nashville, TN 37212** | |
| (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, **JAMES F. PILKERTON, III**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HUNT FAMILY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, 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:

Lying and being situated in Metropolitan Nashville/ Davidson County, Tennessee and being the James F. Pilkteron, III property of record in Instrument No. 19991229-0308369 in the Register's Office for Davidson County (R.O.D.C.) and being more particularly described as follows:

BEGINNING at an existing iron rod in the west margin of Hillsboro Road (21st Avenue South) 27.5' from the center line, said iron rod being the northeast corner of the Phillip Guinsburg, et al property of record in Book 8024, Page 8, R.O.D.C.; thence, leaving said road with the Guinsburg property, N 80 deg 05' 45" W., 158.76 feet to an existing iron rod; thence, with the Tennessee Dental Association property of record in Book 4729, Page 979, R.O.D.C. N 02 deg 15' 02" E, 91.72 feet to an existing iron rod; thence with the Tennessee Medical Association property of record in Book 8094, Page 684; R.O.D.C. S 85 deg 52' 28" E., 192.49 feet to an iron rod in the west margin of Hillsboro Road, 27.5 feet from centerline; thence, with said road margin S 20 deg 27' 00"W., 112.17 feet to the beginning containing: 0.404 acres, or 17,575 square feet. According to a survey by Bennett & Sons Surveyors & Planners, Inc., Mack Bennett, Jr., R.L.S. Tenn #477, 205 Church Street, Dickson, Tennessee 37055, Dated 5-2-03.

Being the same property conveyed to James F. Pilkerton, III by deed from Lichtenberg Corporation of Delaware, a Delaware Corporation of record in Instrument No. 199912290308369 Register's Office for Davidson County, Tennessee.

The above described property was never used as the primary residence for the above named Grantor, named herein.

This conveyance is subject to:
The Plan of Record in Book 547, Pages 121 and 122
Easements of Record in Book 2958, page 569; Book 4779, Page 850 and Book 5154, Page 259.
Property Taxes for the current year.

Davidson County DEEDWARR
Recvd: 05/16/03 10:43 2pgs
Fees:13.00 Taxes:5180.00

20030516-0067116

unimproved ☐

This is improved ☒ property, known as **2303 21st Avenue South, Nashville, TN 37212**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 12th day of May, 2003.

James F. Pilkerton III

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

Witness my hand and official seal at Nashville, Tennessee this 12th day of May, 2003.

Commission expires: July 26, 2003

SHANNON PHILBIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 26, 2003

Shannon Philbin Notary Public