WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,850,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22ND DAY OF JUNE, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

SHANNON PHILBIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 21, 2007

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
Krysta J. McNaughton, Trustee	**SAME**	**117- 6 68**
(NAME)	(NAME)	
2107 Golf Club Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **Carolyn M. Eckstein and husband, Charles W. Eckstein**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Krysta J. McNaughton, Trustee of the Krysta J. McNaughton Revocable 1999 Trust UAD October 18, 1999 as amended**, 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:

Being part of Lot No. 1 on the plan of Hillsboro Heights, not of record, described according to a survey made by W. B. Southgate, Engineer, May 1910, as follows: Beginning in the center of Golf Club Road at the northwest corner of the property conveyed to J. Fred Hathcock, and wife, by deed from Justin Potter and wife, of record in Book 1258, page 635, Register's Office for said County; thence with Hathcock's westerly line, South 3 deg. 27' west 359.8 feet to a post 43 feet west of a large iron pipe at the common corner of Lots Nos. 1, 19 and 40; thence with the line between Lots Los 1 and 19, westwardly 230 feet; thence northwardly 363 feet, more or less, to the center of said Road; thence with the center of said Road, eastwardly 230 feet to the beginning.

Being the same property conveyed to Charles W. Eckstein and wife, Carolyn M. Eckstein by deed from Dr. Melvin L. Elson and wife, Betty M. Elson of record in Book 6347, page 104 said Register's Office and further conveyed to Carolyn M. Ecksetin by Quitclaim Deed from Charles W. Eckstein of record in Book 9010, page 320 Register's Office for Davidson County, Tennessee.

This conveyance is subject to property taxes for the current year.

The said Charles W. Eckstein, husband of the said Carolyn M. Eckstein, joins in this conveyance for the purpose of conveying any and all right, title or interest that he may have in subject property.

For purposes of identifying the aforesaid Trust and enumerating the powers of the Trustee thereunder, a Certification of said Trust is attached hereto as Exhibit "A"

unimproved ☐

This is improved ☒ property, known as **2107 Golf Club Lane, Nashville, TN 37215**

(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.

Davidson County DEEDWARR
Recvd: 06/27/07 11:55 4 pgs
Fees:22.00 Taxes:0.00
20070627-0076749

Witness my hand this 22nd day of June, 2007.

Carolyn M. Eckstein

Charles W. Eckstein

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 Carolyn M. Eckstein and husband, Charles W. Ecksetin, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 22ND DAY OF JUNE, 2007.

Commission expires:

SHANNON PHILBIN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 21, 2007

Notary Public

Exhibit "A"

CERTIFICATION OF TRUST
FOR THE
KRYSTA J. MCNAUGHTON REVOCABLE 1999 TRUST
DATED OCTOBER 18, 1999 AS
AMENDED AND RESTATED

STATE OF TENNESSEE)

COUNTY OF DVIDSON)

The undersigned, Krysta J. McNaughton being first duly sworn, deposes and says the she is at least 18 years of age and is a currently acting trustee of the Krysta J. McNaughton Revocable 1999 Trust dated October 18, 1999 as amended December 18, 2001, and further states as follows:

1. The Krysta J. McNaughton Revocable 1999 Trust dated October 18, 1999 as Amended and Restated is a valid, existing trust setting forth the Declaration of Trust having been created by a written document on October 18, 1999 as amended December 18, 2001.

2. (a) The settlor or creator of the trust is Krysta J. McNaughton.

   (b) The currently acting trustee is Krysta J. McNaughton.

   (c) The first named successor trustee is John R. McNaughton, III. The second named successor trustee is Rebecca Sorenson.

3. The administrative and/or managerial powers of the trustee are set forth in Article Six of the Trust instrument. The Trustee is vested with the power to acquire, mortgage and sell trust property upon such terms as the Trustee deems appropriate.

4. (a) The trust is revocable during the settlor's lifetime.

   (b) The person holding the power to revoke the trust is its creator Krysta J. McNaughton

5. The trustee having the authority to sign documents and instruments is Krysta J. McNaughton

6. The conditions for the succession of the successor trustee would include the death or incapacity of the original Trustee and the power of the Settlor during her lifetime to replace any Trustee at Settlor's sole discretion.

   Third parties are entitled to rely on the authority of the successor trustee(s) without proof of his/her/their succession.

6. The Trust shall be identified by the Trustor's Social Security Number.

7. Trust property should be titled as follows: Krysta J. McNaughton Revocable 1999 Trust dated October 18, 1999 as amended December 18, 2001.

8. The Trust has not been revoked, modified, or amended subsequent to December 18, 2001 in any manner that would cause the representations and statements contained herein to be incorrect.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

This 22 day of June, 2007.

Krysta J. McNaughton, Individually as as
Trustee of the aforesaid Trust.

Sworn to and subscribed to before me this 22nd day of June, 2007.

Notary Public

My commission expires: 2/15/09

CAROL T. BAKER
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY:
MICHAEL J. PHILBIN, ESQUIRE
MICHAEL J. PHILBIN, P.C.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215-2860