WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES: 5/8/2012

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires

Davidson County DEEDWARR
Recvd: 12/01/08 11:49 2 pgs
Fees:13.00 Taxes:4255.00
20081201-0116291

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John E. Prine Trustee and Fiona Whelan Prine, Trustee	c/o Haber Corp, Inc.	Map 116-16
(NAME) 4020 Sneed Road	(NAME) 16830 Ventura, Blvd Ste 501	Parcel 107
(ADDRESS) Nashville, TN 37215	(ADDRESS) Encino CA 91436	
(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, **HUBERT C. BROWN A/K/A H. CAREY BROWN, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOHN E. PRINE AS TRUSTEE OF THE JOHN PRINE FAMILY TRUST DATED JULY 27, 1995 AND FIONA WHEELAN PRINE AS TRUSTEE OF THE FIONA WHELAN PRINE FAMILY TRUST DATED MAY 27, 2008,** 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 the northerly part of Lot No. 29 on the Map of Part One, Wallace Subdivision, as of record in Book 1424, page 16, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 29 fronts 107 feet on the easterly side of Sneed Road and runs back 196.3 feet on the north line and 202.3 feet on the south line, to a dead line, measuring 107.1 feet thereon.

Being the same property conveyed to Hubert B. Brown and wife, Joan Brown by deed from Allen D. Agee and wife, Roberta F. Agee, dated October 1, 1975, of record in Book 4960, page 710, Register's Office for Davidson County, Tennessee. Also, being part of the same property conveyed to Hubert C. Brown aka H. Carey Brown by deed from Joan D. Brown, dated May 6, 1997, of record in Book 10452, page 1, Register's Office for Davidson County, Tennessee.

Together with an access easement for egress and ingress across a portion of Lot No.28 on the map of Part 1, Wallace Subdivision, as of record in Book 1424, page 16, Register's Office for Davidson County, Tennessee, as conveyed by Grant of Easement, of record as Instrument No. 20070518-0059568, Register's Office for Davidson County, Tennessee, said easement being described as follows:

Commencing at an existing iron pipe in the easterly margin of Sneed Road, said point being the southwest corner of Lot No.28 and said point being the northwest corner of Lot No.29 on the map of Part 1, Wallace Subdivision, as of record in Book 1424, page 16, Register's Office for Davidson County, Tennessee, the point of beginning:

Thence with the easterly margin of Sneed Road North 02 degrees 57 minutes 07 seconds East 20.25 feet to a point;

Thence leaving the easterly margin of Sneed Road South 87 degrees 37 minutes 01 seconds East 14.26 feet to a point;

Thence South 46 degrees 10 minutes 07 seconds East 30.59 feet to a point on the southerly property line of Lot No. 28 and also being on the northerly property line of Lot No. 29 on the map

of Part 1, Wallace Subdivision, as of record in Book 1424, page 16, Register's Office of Davidson County, Tennessee;

Thence with the southerly property line of Lot No.28 and also being the northerly property line of Lot No. 29 on the map of Part I, Wallace Subdivision, as of record in Book 1424, page 16, Register's Office for Davidson County, Tennessee North 87 degrees 37 minutes 01 seconds West 37.39 feet to the point of beginning. Said easement containing 523 square feet, more or less.

The above description was prepared from a survey for H. Carey Brown, dated December 19, 2003 by Murray Wall & Company, P.C., 1923 Green Hills Boulevard, Franklin, Tennessee 37067.

This conveyance is subject to (a) 2008 real property taxes; (b) all matters appearing on the plan of record in Book 1424, page 16, said Register's Office; (c) restrictive covenants of record in Book 1303, page 55, said Register's Office; and (d) easements of record in Book 3899, page 378 and in Instrument #20070518-0059568, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4020 Sneed Road, Nashville, Tennessee 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.

Witness my hand this 20th day of October, 2008.

Hubert C. Brown

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 Hubert C. Brown, 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 20th day of October, 2008.

Commission expires:

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

Kevin D. Montgomery Notary Public