WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120007451 DEEDWARR
Recvd: 01/31/12 14:19 2 pgs
Fees:13.00 Taxes:19610.00
20120131-0008806

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 2012.

Notary Public

MY COMMISSION EXPIRES: 3-9-13 (AFFIX SEAL)

IVA J. BINKLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Allen D. Lentz, Trustee Gullett, Sanford, Robinson & Martin	Allen D. Lentz, Trustee	Map 144
(NAME) 150 Third Avenue South, Suite 1700	(NAME) 39 Bancroft Place	Parcel 105
(ADDRESS) Nashville, Tennessee 37201	(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 GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JASON M. SHEER AND WIFE, ELIZABETH B. SHEER**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ALLEN D. LENTZ, TRUSTEE WITH FULL POWER TO GRANT, BARGAIN, SELL, MORTGAGE AND CONVEY WITHOUT THE JOINDER OF ANY BENEFICIARY,** HEREINAFTER CALLED THE GRANTEE, HIS SUCCESSORS 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 Lot No. 18 on the Final Plat of Bancroft of record in Plat Book 9700, pages 326 – 327, Register's Office for Davidson County, Tennessee, to which Plat reference is hereby made for a more complete description thereof.

Being the same property conveyed to Jason M. Sheer and wife, Elizabeth B. Sheer, by deed dated October 22, 2004 from Mark E. Cooper and wife, Dixie W. Cooper, of record in Instrument #20041026-0128771, said Register's Office.

This conveyance is subject to (a) 2012 real property taxes; (b) all matters appearing on the plan of record in Book 9700, pages 326 - 327, said Register's Office; (c) restrictive covenants of record in Book 10319, page 1, Book 10366, page 623 and Book 10564, page 570, said Register's Office; and (d) Sewer easements of record in Book 7911, page 451, Book 8009, page 109, Book 7911, page 385 and Book 7911, page 389, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 39 Bancroft Place, 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 GRANTEE, his successors and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, his successors 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 31 day of January, 2012.

Jason M. Sheer

Elizabeth B. Sheer

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 Jason M. Sheer and Elizabeth B. Sheer, the bargainor, 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 31 day of January, 2012.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 4, 2013

Notary Public