BILL GARRETT, Davidson County
Trans:T20120022566 DEEDWARR
Recvd: 03/28/12 13:06 3 pgs
Fees:18.00 Taxes:4070.00

20120328-0026453

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00

Affiant

Subscribed and Sworn to before me, this 26th day of March, 2012.

Notary Public

PHYLLIS KEENAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 3-4-13

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 205 Powell Place, Suite 103, Brentwood, TN 37027

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL:
P. Rhoads Zimmerman 1105 Belle Meade Blvd. Nashville, TN 37205	Same	13009016500

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Thomas A. Pirtle, III, Trustee,** under an Agreement of Trust dated November 30, 1992, for the benefit of Mary Pirtle Bettis **and** under an Agreement of Trust dated November 30, 1992, for the benefit of Edwin Gardner Pirtle **and Mary Pirtle Bettis, Trustee,** under an Agreement of Trust dated November 30, 1992, for the benefit of Thomas A. Pirtle, III, the Trustees having full power to sell, convey or mortgage without the joinder of any beneficiaries, hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **P. Rhoads Zimmerman, married**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in TN Counties County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the southerly part of Lot No. 7 and the northerly part of Lot No. 8, of Block 2 on the Plan of Highlands of Belle Meade, as of record in Book 547, page 180, Register's Office for said County.

Said parts of Lots 7 and 8 are described together as beginning at a point on the easterly margin of Canterbury Drive, 62 feet south of the common corner of Lots 6 and 7; thence with the margin of said Drive, southwesterly, passing the common corner of Lots 7 and 8 at 105 feet, a total distance of 249 feet to a point which is 23 feet north of the common corner of Lots 8 and 9; thence southeasterly 250 feet more or less to a point in the northwesterly line of Lot 2, 25 feet southerly from the common corner of Lots 2 and 3; thence with the line between Lots 2 and 3 and Lots 8 and 7, 225 feet to the common corner of Lots 3 and 7; in the southerly line of Lot 5; thence northwesterly through Lot 7, 305 feet, more or less to the beginning.

Being the same property conveyed to Thomas A. Pirtle, III, Trustee under an Agreement of Trust dated November 30, 1992, for the benefit of Mary Pirtle Bettis recorded in Book 8802, page 296, by deeds from Mary Hall Pirtle of record in Book 8802, page 303; Book 8833, page 546; Book 9557, page 631 and Book 9561, page 95, Register's Office for Davidson County, Tennessee; and the same property conveyed to Thomas A Pirtle, III, Trustee under an Agreement of Trust dated November 30, 1992, for the benefit of Edwin Gardner Pirtle recorded in Book 8802, page 305, by deeds from Mary Hall Pirtle of record in Book 8802, page 312; Book 8833, page 542; Book 9557, page 627 and Book 9561, page 95, said Register's

Office; and the same property conveyed to Mary Pirtle Bettis, Trustee, under an Agreement of Trust dated November 30, 1992, for the benefit of Thomas A. Pirtle, III recorded in Book 8802, page 287, by deeds from Mary Hall Pirtle of record in Book 8802, page 294; Book 8833, page 544; Book 9557, page 629; and Book 9561, page 95, Register's Office for Davidson County, Tennessee.

Taxes for the year 2012 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deeds of record.

This conveyance is subject to any and all existing easements and restrictions of record and to all matters shown on the plan of record in Book 547, Page 180, said Register's Office.

This is ( ) improved (x) unimproved property known as 0 Canterbury Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 26th day of March, 2012.

Thomas A. Pirtle, III

Thomas A. Pirtle, III, Trustee
of the Mary Pirtle Bettis Trust and
of the Edwin Gardner Pirtle Trust

Mary Pirtle Bettis

Mary Pirtle Bettis, Trustee
of the Thomas A. Pirtle, III, Trust

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Thomas A. Pirtle, III, Trustee,** the within named 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 26th day of March, 2012.

Notary Public

My Commission Expires: 1-7-13

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Mary Pirtle Bettis, Trustee,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of March, 2012.

Notary Public

My Commission Expires: 1-7-13

