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THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

BILL GARRETT, Davidson County
Trans:T20120027869 DEEDWARR
Recvd: 04/17/12 13:53 2 pgs
Fees:13.00 Taxes:1698.30
20120417-0032762

WARRANTY DEED

Address New Owner(s):
Robert L. Canady, Trustee
106 Bedford Place
Charlottesville, VA 22903-4622

Send Tax Bills to:
New Owners

FOR AND IN 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, I/we, **John R. Hill, Jr., unmarried**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Robert L. Canady, Trustee of the CANADY CHILDREN'S TRUST**, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I: Map 71-5, Parcel 205
Being Lot No. 86 on the Map of Brooklyn Heights as of record in Book 332, page 140, Register's Office for Davidson County, Tennessee.

Said Lot No. 86 fronts 40 feet on the northerly side of Glade Avenue and runs back between parallel lines, 140 feet to an alley.

TRACT II: Map 71-5, Parcel 206
Being Lot No. 87 on the Map of Brooklyn Heights as of record in Book 332, page 140, Register's Office for Davidson County, Tennessee.

Said Lot No. 87 fronts 40 feet on the northerly side of Glade Avenue and runs back between parallel lines, 140 feet to an alley.

TRACT III: Map 84-11, Parcel 109
Being Lot No. 127 on the Map of Maplecrest as of record in Book 1835, pages 27 and 28, Register's Office for Davidson County, Tennessee.

Said Lot No. 127 fronts 80 feet on the northerly side of Dennywood Drive and runs back between lines, 169.3 feet on the westerly line and 169.9 feet on the easterly line, to a line in the rear measuring 80 feet thereon.

TRACT IV: Map 84-08, Parcel 59
Land in Davidson County, Tennessee, being Lot No. 205 on the Plan of Lincoya Hills, Section VII, as of record in Book 2331, page 119, Register's Office for said County, and described as follows:

Said Lot No. 205 fronts 95.0 feet on the northerly side of Knobdale Road and extends back 229.7 feet on the westerly side and 240.0 feet on the easterly side to a line on the rear measuring 140.0 feet thereon.

BEING part of the same property conveyed to John R. Hill, Jr. by Warranty Deed from Robert L. Canady, Trustee of the CANADY CHILDREN'S TRUST, dated December 30, 2005, and filed in Instrument No. 20060105-0001720, said Register's Office.

This is improved properties known as: 1818 Glade Avenue, Nashville, TN 37207
1820 Glade Avenue, Nashville, TN 37207
2344 Dennywood Drive, Nashville, TN 37214
2906 Knobdale Road, Nashville, TN 37214

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 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 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/our hand(s) as on the date shown on the Notary Public form.

John R. Hill, Jr.

STATE OF TENNESSEE DAVIDSON COUNTY ss:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John R. Hill, Jr., the within named 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 office, this 16th day of April, 2012.

Notary Public

My Commission Expires:

OLLIE MAI PARSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires Nov. 5, 2014

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 459,000.00

Affiant

Subscribed and sworn to before me this 16th day of April, 2012.

Notary Public

OLLIE MAI PARSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires Nov. 5, 2014