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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 13:54 2 pgs
Fees:13.00 Taxes:1076.70
20120417-0032763

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 91-2, Parcel 133
BEING Lot No. 8 of Block 10 on the Plan of Cherokee Park, as of record in Book 161, page 75, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more particular description of said lot.

TRACT II: Map 75-1, Parcel 36
Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Hermitage Hills Estates, Section 12, as of record in Book 4675, pagge 125, said Register's Office, to which plan reference is hereby made for a more complete description.

TRACT III: Map 105-9, Parcel 349
Being the northerly 37 feet of the southerly 150 feet of the westerly 50 feet of Lot No. 22 on the Waverly Land Company's Plan of Lots, called "Waverly Place" as of record in Book 57, page 95, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 22 fronts 37 feet on the easterly side of Hillside Avenue and runs back between parallel lines, 50 feet to a dead line.

TRACT IV: Map 73-10, Parcel 39
Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Moss Rose Estates of record in Book 4860, page 112, said Register's Office, to which plan reference is here made for a more complete description.

BEING the same property conveyed to John R. Hill, Jr. by Warranty Deed from Robert L. Canady, Trustee of the CANADY CHILDREN'S TRUST, dated January 9, 2006, and filed in Instrument No. 20060126-0010231, said Register's Office.

This is improved properties known as: 6107 Pennsylvania Avenue, Nashville, TN 37209
913 Oak Vale, Hermitage, TN 37076
1902 Hillside Avenue, Nashville, TN 37203
2617 Morganmeade Drive, Nashville, TN 37216

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 $ 291,000.00

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