WARRANTY DEED

Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,675,000.00

Kate Rosenthal
Affiant

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

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

EMBER DUNN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, 1720 West End Avenue, Suite 300, Nashville, TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edwin S. Pyle, Trustee	New Owner	145-00-0-152
(NAME)	(NAME)	
2525 West End Ave #1500		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	,	
(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, Robert Frank McAlpine and Hal G. Cato, as tenants in common, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edwin S. Pyle, Trustee of The 1709 Tyne Boulevard Land Title Trust Agreement U/T/A dated June 25, 2012, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 34th councilmanic district of Nashville, Davidson County, Tennessee, being Lot 2 on the Revised Blake Subdivision recorded in Instrument No. 20060607-0067539, Register's Office for said County and more particularly described as follows:

Beginning in the East right of way of Tyne Boulevard at the Northwest corner of Kimberly Estates, Section 2, recorded in Book 5190, page 613, R.O.D.C.; thence along said Easterly right of way N 22° 31' E, 12.01 feet; Thence along a curve to the left, having a radius of 1457.39 feet, a distance of 88.14 feet; thence S 71° 55' 47" E, 10.0 feet; Thence along a curve to the left, having a radius of 1467.39 feet, a distance of 307.36 feet; thence N 83° 55' 47" W, 10 feet; Thence along a curve to the left, having a radius of 1457.39 feet, a distance of 87.65 feet; thence leaving said right of way N 64° 00' 17" E, 172.55 feet; Thence S 85° 47' 09" E, 336.43 feet to an iron pin at the Northwest corner of Lot 3 on the Plan of Kimberly Estates, recorded in Book 5210, page 170, R.O.D.C.; thence with said Lot 3, S 25° 43' 23" W, 342.84 feet to an iron pin: Thence along the North line of said Kimberly Estates, Section 2, N 88° 42' W, 494.01 feet to the Point of Beginning, and containing 5.27 acres, more or less.

Being the same property conveyed to ROBERT FRANK MCALPINE and HAL G. CATO, AS TENANTS IN COMMON, by deed from ROBERT RANDOLPH BLAKE and wife, I. ELAINE BLAKE, of record as Instrument No. 20060627-0076956, dated June 26, 2006, said Register's Office.

This conveyance is subject to: 2012 property taxes which are due and payable; all matters appearing on the map being Lot 2 on the Revised Blake Subdivision of record as Instrument No. 20060607-0067539, said Register's Office; and any and all restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1709 Tyne Blvd., Nashville, TN 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.

BILL GARRETT, Davidson County
Trans:T20120056835 DEEDWARR
Recvd: 08/02/12 08:12 2 pgs
Fees:13.00 Taxes:6197.50

20120802-0068180

Witness our hands this 31st day of July, 2012.

Robert Frank McAlpine
By: _____, attorney-in-fact
Robert Frank McAlpine
By: Paul F. Soper, his attorney-in-fact

Hal G. Cato
Hal G. Cato

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Paul F. Soper, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Robert Frank McAlpine, and acknowledged that he executed the same as the free act and deed of the said Robert Frank McAlpine.

Witness my hand and official seal at office, this 31st day of July 2012

Notary Public

My Commission Expires: 9/8/13

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hal G. Cato, 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 office, this 31st day of July, 2012

Notary Public

My Commission Expires:
9/8/13

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.