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BILL GARRETT, Davidson County
Trans:T20120075473 DEEDWARR
Recvd: 10/04/12 13:45 5 pgs
Fees:28.00 Taxes:2738.00
20121004-0091105

18522
THIS INSTRUMENT WAS PREPARED BY:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

WARRANTY DEED

Address New Owner(s):
M. Lee Barrett, Jr.
417 Welchwood Drive, Ste. 203
Nashville, TN 37211

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, **Robert L. Canady, Trustee of the Canady Children's Trust**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **M. Lee Barrett, Jr.**, hereinafter called the Grantee(s), his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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
1818 Glade Avenue, Nashville, TN 37207
1820 Glade Avenue, Nashville, TN 37207
2344 Dennywood Drive, Nashville, TN 37214
2906 Knobdale Road, Nashville, TN 37214
5032 Inglewood Court, 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.

Robert L. Canady, Trustee

COMMONWEALTH OF VIRGINIA:
COUNTY OF Albemarle

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT L. CANANDY, 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 office, this 7th day of September, 2012.

Notary Public

My Commission Expires:
8/31/2013

ROY L. CRESS
NOTARY PUBLIC 7270907
COMMONWEALTH OF VIRGINIA

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COMMONWEALTH/STATE OF ~~TENNESSEE~~ VIRGINIA
COUNTY OF ~~DAVIDSON~~ ALBEMARLE

The actual consideration or value, whichever is greater, for this transfer is $740,000.00

Robert L. Ganady
Affiant

Subscribed and sworn to before me this 1st day of October, 2012.

Roy L. Cress
Notary Public

ROY L. CRESS
NOTARY PUBLIC 7270907
COMMONWEALTH OF VIRGINIA

EXHIBIT "A" **File#: 18522**

Legal Description

TRACT 1: Map/Parcel: 09102013300
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 2: Map/Parcel: 07501003600
Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Hermitage Hills Estates, Section 12, as of record in Book 4675, page 125, said Register's Office, to which plan reference is hereby made for a more complete description.

TRACT 3: Map/Parcel: 10509034900
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, pagge 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 4: Map/Parcel: 07310003900
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 properties conveyed to Robert L. Canady, Trustee of the Canady Children's Trust, by Warranty Deed from John R. Hill, Jr., unmarried, dated April 16, 2012, and filed in Instrument No. 20120417-0032763, said Register's Office.

TRACT 5: Map/Parcel: 07105020500
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 6: Map/Parcel: 07105020600
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 7: Map/Parcel: 08411010900
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 8: Map/Parcel: 08408005900
Land in Davidson County, Tennessee, being Lot No. 205 on the Plan of Lincoya Hills,

EXHIBIT "A" **File#: 18522**

Legal Description

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 the same property conveyed to Robert L. Canady, Trustee of the Canady Children's Trust, by Warranty Deed from John R. Hill, Jr., dated April 16, 2012, and filed in Instrument No. 20120417-0032762, said Register's Office.

TRACT 9: Map/Parcels: 06103016400 & 06103015800
Beginning at the point marked by an iron pin where the common line between Lots 39 and 59 of the Inglewood Heights Subdivision meets the western right-of-way of Inglewood Court; thence N 61 deg. 32 min. 49 sec. W 88.50 feet to a point occupied by an iron pin; thence N 88 deg. 20 min. W 60.14 feet to a point in the southern right-of-way of Briley P)arkway; thence northeasterly with said Briley Parkway line along a curve inward of radius 634.00 feet, a distance of 127.74 feet to a point occupied by a concrete monument; thence continuing with said Briley Parkway line, N 42 deg. 15 min. 23 sec. E 59.43 feet to a point occupied by a concrete monument; thence continuing along said Briley Parkway line, N 60 deg. 49 min. 12 sec. E 28.32 feet to a point in the common line between Lots 59 and 60, S 4 deg. 41 min. 37 sec. E 143.64 feet to a point in the western right-of-way line of Inglewood Court; thence southwesterly with said Inglewood Court line, along a curve inward of radius 180.00 feet, a distance of 55.75 feet to the point of beginning and containing 0.34 acres.

INCLUDED in the above description, but EXPRESSLY EXCLUDED therefrom is the following described property: Beginning at the point of intersection of the existing southeast margin of S.R. 155 and the west boundary of the Melinda Tankersley Perry & Lana B. Snapp property; thence with said boundary, South 04 deg. 23 min. 24 sec. East 16.46 feet to a point, said point being 268.25 feet left of S.R. 155 proposed centerline station 555+28.78; thence with the proposed southeast margin of said road (1) having a 300 foot radius curve left and westerly 20 feet, more or less (2) South 58 deg. 38 min. 47 sec. West 52.06 feet to a point, said point being 325.25 feet left of S.R. 155 proposed centerline station 555+74.46; thence with said existing margin northeasterly 80 feet, more or less, to the point of beginning, containing 631 square feet. Being the same property conveyed to the State of Tennessee by Warranty Deed dated June 12, 2001, and filed in Instrument No. 20010627-0067950, said Register's Office.

BEING the same property conveyed to Robert L. Canady, Trustee of the Canady Children's Trust, by Quitclaim Deed filed in Instrument No.
20121004-0091104, said Register's Office.