BILL GARRETT, Davidson County
Trans:T20120087029 DEEDWARR
Recvd: 11/14/12 15:38 3 pgs
Fees:18.00 Taxes:9805.00
20121114-0105014

**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**2002 Richard Jones Rd**
**Suite 203A**
**Nashville, Tennessee 37215**

**CRT File No: 12081745**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is geater, for this transfer is: $2,650,000.00.

Affiant

Subscribed and sworn to before me, this12th day of October, 2012.

Notary Public
My Commission Expires: 5/8/16

PATRICIA G. HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.
My Commission Expires 5/8/16

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Garry Tallent and Tammy Tallent<br>1002 Tyne Blvd<br>Nashville TN 37220 | New Owner | Tax Parcel ID No.<br>145-4-17.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tony Ersic Brown, as Trustee of the Tony Ersic Brown Living Trust dated 11/3/93** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Garry Tallent and wife, Tammy Tallent** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain parcel of real property located at 1002 Tyne Boulevard in the 33rd Council District of Nashville, Davidson County, Tennessee, also known as lot 6 on the unrecorded plat of the First Addition to Lealand Manor, a part of Overton Lea Estates, and being further described according to a survey by Walter Davidson, Tennessee Land Surveyor No. 1467, Walter Davidson and Associates, dated November 20, 1996, and last revised October 6, 1997, as follows:

Beginning on an iron rod in the Northern margin of Tyne Boulevard, said iron rod also being the Western end of the return radius with the Western margin of Lealand Lane; thence with said margin of Tyne Boulevard around a curve to the left through a central angle of 01 degrees 58 minutes 32 second an arc distance of 258.81 feet, a chord bearing of North 82 degrees 22 minutes 24 seconds West, a distance of 258.80 fee to an iron rod at the common line with the property belonging to James Cary Stroud as of record in Book 8422, Page 964, Register's Office for Davidson County, Tennessee; thence with said common line North 02 degrees 29 minutes 00 seconds East, a distance of 450.60 feet to an iron rod in the common line with Mr. and Mrs. John A. Hageman as of record in Book 3947, Page 424, Register's Office for Davidson County, Tennessee; thence with said common line South 82 degrees 02 minutes 44 seconds East a distance of 273.00 fee to an iron rod the Western margin of Lealand Lane, thence with said margin of Lealand Lane South 01 degrees 25 minutes 39 seconds West, a distance of 427.53 feet to an iron rod; thence around a curve to the right through a central angle of 96 degrees 32 minutes 05 second an arc distance of 33.70 feet, a chord bearing of South 49 degrees 36 minutes 08 seconds West, a distance of 29.85 feet to a point to the point of beginning, containing 123,796.8114 square feet, or 2.8420 acres, more or less.

Being the same property conveyed by Quitclaim Deed from Anastasia Wilson Brown as Trustee of the Anastasia Wilson Brown Living Trust dated 3/7/01 to Tony Ersic Brown as Trustee of the Tony Ersic Brown Living Trust dated 11/3/93 as recorded on the 22nd day of December, 2009 in Instrument No. 20091222-0116455; Final Decree as recorded on the 30th day of December, 2009 in Instrument No. 20091230-0118631; Quitclaim Deed from Anastasia Wilson Brown, individually, a married person to Anastasia Wilson Brown as trustee of the Anastasia Wilson Brown Living Trust, established by a certain revocable trust agreement of Anastasia Wilson Brown, individually, and dated March 7, 2001 as recorded on the 8th day of March, 2001 in Instrument No. 20010308-0021992; Quitclaim Deed from Tony Ersic Brown as Trustee of the Tony Ersic Brown Living Trust dated 11/3/93 to Anastasia Wilson Brown as recorded on the 8th day of March, 2001 in Instrument No. 20010308-0021947 and Warranty Deed from Billy R. Thompson and wife,

Sharon F. Thompson to Tony Ersic Brown as Trustee of the Tony Ersic Brown Living Trust dated 11/3/93 as recorded on the 27th day of October, 1997 in Deed Book 10658, Page 650, in the Register's Office of Davidson County, Tennessee. See Exhibit A

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1081, Page 643 (Restrictions Expired).

Easement recorded in Instrument No. 20000320-0028099.

This is improved property located at 1002 Tyne Blvd Nashville TN 37220.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 12th day of October, 2012.

trustee

Tony Ersic Brown, as Trustee of the Tony Ersic Brown Living Trust dated 11/3/93

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tony Ersic Brown, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the trustee of the Tony Ersic Brown Living Trust dated 11/3/93, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 12th day of October, 2012.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

EXHIBIT A

For Further conveyance of Anastasia Wilson Brown (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to Tony Ersic Brown, as Trustee of the Tony Ersic Brown Living Trust dated 11/3/93, his heirs and assigns all her rights, title and interest in the real property in the County of Davidson, State of Tennessee of record in Instrument No. 20121114-0105013