Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
Ragan Anderson
5000 Clonmel Rd.
Nashville, TN 37220

SEND TAX BILL TO:
Owner

MORTGAGEE:
Franklin Synergy Bank
4930 Thoroughbred Lane
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130011274 DEEDWARR
Recvd: 02/11/13 08:33 5 pgs
Fees:28.00 Taxes:3391.61
20130211-0013608

MAP 146-05
GROUP
PARCEL 8

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jason C. Willis,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **Ragan Anderson**, unmarried, hereinafter called the GRANTEE, his heirs and assigns, all of GRANTOR'S one-half undivided interest in and to a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Exhibit A attached hereto and incorporated herein.

Being the same property conveyed to Alexander R. Willis and Jason C. Willis under the Last Will and Testament of Jeannette R. Willis, deceased, as evidenced by Co-Executor's Quitclaim Deed from Alexander C. Willis and Jason C. Willis, Co-Executors of the Last Will and Testament of Jeannette R. Willis, deceased, of record in Instr. 20100914-0072855, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

This is **improved** property known as **5000 Clonmel Rd., Nashville, Tennessee 37220.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns , forever, and, GRANTOR does covenants with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his 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.

Kelly Willis, the wife of Jason C. Willis, joins in this Warranty Deed to quitclaim and convey to GRANTEE any right, title or interest, marital or otherwise, that she may have in the herein described property.

WITNESS our hands this the **4th** day of **February, 2013.**

Jason C. Willis

Kelly Willis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Jason C. Willis and Kelly Willis**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 4th day of February, 2013.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 11/24/2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $916,650.00.

AFFIANT

Subscribed and sworn to before me on this 4th day of February, 2013.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 11/24/2013

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Exhibit "A"

Three tracts of land in the 16th, formerly the 7th Civil District of Davidson County, Tennessee, being parts of Lot No. 8 of Block "C", Bridle Path Estates in the old Overton Lea Estate as of record in Book 974, page 79, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

First Tract:

A tract of land in the 16th Civil District of Davidson County, Tennessee, being part of Lealand and described according to a survey made July 29, 1937, by S. G. Doak, Surveyor, as follows:

> Beginning at an iron pin in the line between Lealand and the lands of John C. Roesch, which is 1057.5 feet from a stone monument in the Eastern end of said line in the east line of a 30-foot lane, which stone monument is the original common corner between the Overton Lea lands and the Overton Park Subdivision; and running thence with said line, between Lealand and John C. Roesch, South 69 degrees 16 minutes West 366.22 feet to a post and an iron pin, which point is the common corner between lands of John C. Roesch, Lealand, and the L. & N. Railroad Co.; thence with the line between Lealand and the L. & N. Railroad Co., South 52 degrees 45 minutes West 476.34 feet to an iron pin in said line; thence North 69 degrees 02 minutes West 484.3 feet to an iron pin; thence North 83 degrees 33 minutes West 146.69 feet to an iron pin; thence South 64 degrees 33 minutes West 123.23 feet to a point in the center line of the space occupied by the Clonmel Road; thence with said center line of said road North 43 degrees 14 minutes East 73.5 feet, North 36 degrees 16 minutes East 125 feet, North 45 degrees 38 minutes East 150 feet, North 37 degrees 14 minutes East 75 feet, North 28 degrees 50 minutes East 260 feet, North 23 degrees 52 minutes East 27.53 feet; thence diverging from said center line North 53 degrees 39 minutes East 334.7 feet to an iron pin; thence North 69 degrees 23 minutes East 100 feet to an iron pin; thence North 87 degrees 24 minutes East 100 feet to an iron pin; thence South 89 degrees 27 minutes East 100 feet to an iron pin; thence South 80 degrees 29 minutes East 100 feet to an iron pin; thence South 65 degrees 14 minutes East 98.9 feet to an iron pin; thence South 66 degrees 04 minutes East 193.3 feet to an iron pin; thence South 43 degrees 14 minutes East 100 feet to an iron pin; thence South 20 degrees 03 minutes East 175 feet to an iron pin; and thence South 10 degrees 52 minutes West 272.5 feet to the beginning.

Second Tract:

> A tract of land beginning at a concrete marker on the Southern boundary line of a tract of land (being part of Lot No. 8 of Block C of Bridle Path Estates in the old Overton Lea Estate as of record in Book 974, page 79, conveyed to Edmond J. Walsh and wife, Kate Guill Walsh, by Deed from Mrs. Laura Lea Robertson of record in

Book 1086, page 19, Register's Office for Davidson County, Tennessee, which marker, measuring along the Southerly boundary of the original Walsh tract, is South 64 degrees 33 minutes East 123 feet from the center of Clonmel Road, and running thence with the Southern boundary line of said original Walsh tract, South 83 degrees, 33 minutes East 146.7 feet and South 69 degrees 02 minutes East 482 feet to a concrete marker; and thence North 72 degrees 25 minutes West 626.2 feet to the beginning.

Third Tract:

A tract of land beginning at a concrete marker, the extreme Southeast corner of the above described tract, being the second tract and containing 0.2 acres; and running thence North 52 degrees East, with the Southeastern boundary line of said tract of land conveyed to Edmond J. Walsh and wife, 467 feet to an iron pin; thence South 2 degrees 04 minutes East 284.7 feet to an iron pin; and thence South 89 degrees 34 minutes West 378.3 feet to the beginning.

Being the same property conveyed to Larry G. Willis and wife, Jeannette R. Willis, by Installment Deed from Kate G. Walsh and husband, Edmond J. Walsh, of record in Book 5080, page 817, Register's Office for Davidson County, Tennessee; and further being the same property in which all right, title and interest of Larry G. Willis was divested out of him and vested in Jeannette R. Willis by Final Decree of Divorce of the Second Circuit Court for Davidson County, Tennessee, Docket No. 98D-2952, entered on or about January 7, 2002.

There is included in the above description, but excluded from this conveyance, that certain 0.21-acre tract or parcel of land described in and conveyed to Lawrence H. Pomeroy and wife, Robin H. Pomeroy, by Warranty Deed from Larry G. Willis and wife, Jeannette R. Willis, of record in Book 11702, page 874, and depicted on that certain plat of the Resubdivision of Lot 38 of Treemont recorded on or about May 31, 2000, as Instrument No. 20000531-0053943, Register's Office for Davidson County, Tennessee.