WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130039778 DEEDWARR
Recvd: 05/13/13 13:46 5 pgs
Fees:28.00 Taxes:7400.00

20130513-0048108

SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MAY, 2013.

Notary Public

MY COMMISSION EXPIRES: 7-6-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronnie Dunn Janine Marie Dunn	NEW OWNER	157-5
(NAME)	(NAME)	
P. O. Box 22359		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37202		
(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, **William Guy Wallace, III. Trustee of the DWC Family Trust dated November 14, 2012** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO Ronnie Dunn and wife, Janine Marie Dunn, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, being the northerly part of Tract No. 2 on the plat showing subdivision of the J. H. Northern Farm, as of record in Book 1130, page 48, Register's Office for said county, described according to a survey made by H. B. Fowlkes, Surveyor, may 1947, as follows:

Beginning at a point in the center of Chickering Pike or Belle Meade Pike, at the corner of Tracts 2 and 3, 1821 feet northerly from the northerly margin of Old Hickory Boulevard, said point being the southwest corner of a tract owned by Mrs. Crawford; thence with the line between said Tracts Nos. 2 and 3 and the southern boundary line of said Crawford property, South 85 deg 45' East 1023.8 feet to a rock in the western boundary line of a tract of land owned by Mrs. Ed Sawyer; thence with Sawyer's western boundary line South 2 deg 30' West 265 feet to a stake; thence North 86 deg 17' West 1043.5 feet to a point in the center of said Chickering Pike; thence with the center of said Pike, North 7 deg 52' East 275 feet to the beginning, containing 6.41 acres, more or less.

Being the same property conveyed to Deborah Wallace Craig by deed from Bettie Britt Kerrigan, now Bettie B. Banks of record in Book 9716, page 865 Register's Office for Davidson County, Tennessee dated June 28, 1995 and further conveyed to William Guy Wallace and/or Scott Hickman Wallace Trustees of the DWC Family Trust dated November 14, 2012 and to their successors in trust and assigns with full power to sell the property without the consent of any beneficiary by Quitclaim Deed from Deborah Wallace Craig of record in Instrument No. 20121129-0109610 dated November 14, 2012.

For Purposes of identifying the Trust Instrument under which the Grantor has acquired title to the aforesaid property and to establish the authority and power of the Trustee named herein, or either Trustee named under said Trust to sell the property without the consent of any beneficiary, see Certification of Trust attached hereto as Exhibit "A"

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☒ property, known as **1800 Chickering Road, 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.

Witness my hand this 10th day of May, 2013.

By: William Guy Wallace, III Trustee
William Guy Wallace, III Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Guy Wallace, III Trustee of the DWC Family Trust dated November 14, 2012, the 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 in his capacity as Trustee for the aforesaid Trust for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10TH DAY OF MAY, 2013.

Commission expires:
7-6-15

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Notary Public

Exhibit "A"

THIS DOCUMENT PREPARED BY:

JEFFREY MOBLEY
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

CERTIFICATE OF TRUST

THE DWC FAMILY TRUST

The undersigned Trustees, pursuant to Tennessee Code Annotated Section 35-15-2513, declare under oath that the following is a summary of the information and provisions contained in, and is intended to serve as evidence of the existence and validity of, a certain irrevocable trust called **THE DWC FAMILY TRUST** (the "Trust").

1. **Existence of Trust.** The Trust is currently in existence. The Trust came into existence by a certain Irrevocable Trust Agreement executed on November 14, 2012.

2. **Trustor, Currently Acting Trustees, and Successor Trustees.** The Trustor is Deborah Wallace Craig. The currently acting Trustees are William Guy Wallace, III, and/or Scott Hickman Wallace. The successor Trustee(s) is the acting Trustee's designee(s).

3. **Trust Identification Number.** The identification number of the Trust is 46-6363249.

4. **Title to Trust Assets.** The assets of the Trust should be titled in the name of **THE DWC FAMILY TRUST** dated November 14, 2012.

5. **Administrative and/or Managerial Powers of Trustees.** The Trust grants to the Trustees all of the powers that a Trustee may exercise under the applicable laws of the State of Tennessee, including but not limited to the powers granted in the Uniform Trust Code as adopted in Tennessee and any other powers granted in Title 35 of the Tennessee Code.

6. **Irrevocability.** The Trust is irrevocable. No person has the power to revoke the Trust.

7. **Signature Authority of Trustees.** Multiple Trustees are to serve jointly and severally as Trustees; either Trustee may act alone hereunder without the signature, consent, approval, joinder or other participation of the other Trustee.

8. **Administrative Trustee.** The Trustees may designate any other person from time to time as an Administrative Trustee to sign checks on behalf of the trust. Any Administrative Trustee so selected may be subsequently removed and replaced with or without cause by the Trustees at any time.

9. Proof of Succession of Successor Trustees. The Trust designates one or more successor Trustees. Any third party may rely on the authority of any successor Trustee without proof that such successor Trustee has succeeded to the position of the Trustee.

10. Trustee's Statement Regarding Revocation, Modification, or Amendment. To the best of each Trustee's knowledge, the Trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this Certificate of Trust to be incorrect.

William Guy Wallace, III, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Guy Wallace, III, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 6th day of November, 2012.

TENNESSEE NOTARY PUBLIC DAVIDSON CO

My Commission Expires: MY COMMISSION EXPIRES March [illegible] 2015

Notary Public

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Scott Hickman Wallace

Scott Hickman Wallace, Trustee

STATE OF Louisiana)
COUNTY OF St Tammany)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Scott Hickman Wallace, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 15 day of November, 2013.

My Commission Expires: _____

Notary Public

JULIAN J. RODRIGUE, JR.
NOTARY PUBLIC
BAR ROLL #11373
MY COMMISSION IS FOR LIFE