WARRANTY DEED

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
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 **$2,600,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th DAY OF DECEMBER, 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
Rosemary Theresa Watson, Trustee	**NEW OWNER**	157-5
(NAME)	(NAME)	
1800 Chickering Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130104088 DEEDWARR
Recvd: 12/13/13 08:36 2 pgs
Fees:13.00 Taxes:9620.00
20131213-0126044

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, **Ronnie Dunn and wife, Janine Marie Dunn**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rosemary Theresa Watson, Trustee of the 2013 Longacre Land Trust Agreement dated December 9, 2013** 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 Ronnie Dunn and wife, Janine Marie Dunn, by deed from William Guy Wallace Trustee of the DWC Family Trust dated November 14, 2012, dated May 10, 2013, of record in Instrument No. 20130513-0048108, Registers' Office for Davidson County, Tennessee.

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 our hands this 11th day of December, 2013.

Ronnie Dunn

Janine Marie Dunn

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 Ronnie Dunn and wife, Janine Marie Dunn, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th DAY OF DECEMBER, 2013.

Commission expires: 7/6/2015

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

Notary Public