STATE OF TENNESSEE
COUNTY OF DAVIDSON The actual consideration or value whichever is greater, for this transfer is $1,250,000.00

Subscribed and sworn before me, this the 14th day of March 2014.

Affiant

~~My Commission expires:~~ _____
~~(Affix Seal)~~

~~Notary Public~~

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY: **ROBERT GREENE, ATTORNEY** **208 Third Avenue N. Suite 500, Nashville, Tennessee 37201**	
ADDRESS OF NEW OWNER: Treg Patton Warner, Unmarried	SEND TAX BILLS TO Same
(Name) 4407 Hunt Place	(Name)
(Street Address) Nashville, TN 37215	(Street Address)
(City) (State) (Zip Code)	(City) (State) (Zip Code)
MAP 105-01, Parcel Nos. 90,93 &94	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECIEPT OF WHICH IS HEREBY ACKNOWLEDGED, **SAMUEL HAMBRICK, SR., UNMARRIED HEREINAFTER CALLED GRANTOR, HAS BARAGAINED AND SOLD , AND BY THESE PRESENTS DOES HEREBY TRANSFER AND CONVEY UNTO TREG PATTON WARNER, UNMARRIED HEREINAFTER CALLED GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

LEGAL DESCRIPTION ATTACHED HERETO MARKED AS EXHIBIT "A" INCORPORATED HEREIN BY REFERNCE AND MADE A PART HEREOF.

THIS IS IMPROVED PROPERTY KNOWN AS 907, 913 & 915 12TH Avenue South Nashville, TN, 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and GRANTOR does covenant with the said GRANTEE that GRANTOR 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 representatives, to warrant and forever defend the title to the said land to the said GRANTEE, 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.

Witness my hand this 14th day of March 2014

BILL GARRETT, Davidson County
Trans:T20140017317 DEEDWARR
Recvd: 03/14/14 09:35 3 pgs
Fees:18.00 Taxes:4625.00

20140314-0021375

Samuel Hambrick Sr.

SAMUEL HAMBRICK, SR.

STATE OF TENNESSEE)
County of Davidson)

Personally appeared before me the undersigned authority, a Notary Public in and for said County and State, the within named Samuel Hambrick, Sr., 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 for the purposes therein contained.

Witness my hand and official seal at office this 14th day of March, 2014.

My Commission expires: 1/09/2018

Notary Public

ROBERT GREENE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 9, 2018

Exhibit "A"

PARCEL ONE:

Land in Davidson County, Tennessee, being Lot Nos. 12, 13 and 18 on the Plan of Boyd's Ament Tract as of record in Book 21 Page 83, Register's Office for said County.

Said Lot No. 12 fronts 50 feet on the westerly side 12th Avenue South formerly Middle Franklin Pike and extends back 165 feet on the southerly line and 166.5 feet on the northerly line to an alley in the rear on which it measures 50 feet, more or less.

Said Lot No. 13 fronts 50 feet on the westerly side of 12th Avenue South formerly Middle Franklin Pike and runs back 165 feet on the north and 163 ½ feet on the south line to an alley and faces 50 feet more or less on said alley.

Said Lot No. 18 fronts 43 feet on the westerly side of 12th Avenue South formerly Middle Franklin Pike and runs back 163 1/2 feet on the north line and 162 feet on the south line to an alley and fronts 42 feet more or less on said alley , and is immediately south of said lot No. 13 .

PARCEL TWO:

LAND IN Davidson County, Tennessee being the north 40 feet of Lot No. 19 on the Plan of Boyd's Ament Tract, as of record in Book 21, page 83, Register's Office for said County.

Said part of said lot fronts 40 feet on the west side of 12th Avenue South, and runs back 162 feet on the north line and 160 feet on the south line to an alley in the rear on which it measures 40 feet.

PARCEL THREE:

LAND IN Davidson County, Tennessee being the southerly 10 feet of Lot No. 19 and the northerly 31 feet 3 inches of Lot No. 24 on the Plan of Boyd's Ament Tract, as of record in Book 21, page 83, Register's Office for said County.

Said part of Lots Nos. 19 and 24 front together 41 feet 3 inches on the westerly side of 12th Avenue South and run back between parallel lines 160 ½ feet more or less, to an alley.

Being the same property conveyed to SAMUEL HAMBRICK, SR. by deed from JOHN B. KOHL, III, AND JAMES A. CURLEY, JR., AND CHARLES T. WEHBY AND VINCENT E. WEHBY, of record in Book 10284, page 636 said Register's Office.