BILL GARRETT, Davidson County
Trans:T20140039918 DEEDWARR
Recvd: 06/06/14 09:40 6 pgs
Fees:33.00 Taxes:7215.00

20140606-0049295

Return To: **Solomon Parks Title & Escrow, LLC** **8119 Isabella Lane, Suite 105** **Brentwood. TN 37027** **THIS INSTRUMENT PREPARED BY:** CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF Williamson) The actual consideration or value, whichever is greater, for this transfer is $1,950,000.00. _____ Affiant Subscribed and sworn to before me, this 29th day of May, 2014. Marilyn Randolph Notary Public My Commission Expires: MY COMMISSION EXPIRES: DECEMBER 17, 2016 STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Address New Owner As Follows: Douglas S. Hale, Trustee 231 Public Square, Suite 312 Franklin, TN 37064	Send Tax Bills To: New owner	Map-Parcel Number: 145-02-0-089.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Roger Anthony Detter and Kristina Detter, Trustees of the Roger Anthony Detter and Kristina Detter 2007 Revocable Living Trust, dated July 19, 2007**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Douglas S. Hale, Trustee, pursuant to a Land Trust**

Agreement dated May 21, 2014, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Revised Final Plat of Lots 1 & 2 to Tyne Estates, of record in Instrument No. 20090423-0036949, which revised the Final Plat of Tyne Estates of record in Instrument No. 20060913-0113525, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Roger A. Detter and wife, Kristina Detter, by deed from WDL Investments, LLC, of record in Instrument No. 20080319-0027745, dated March 17, 2008, said Register's Office. Being further conveyed to Roger Anthony Detter and Kristina Detter, Trustees of the Roger Anthony Detter and Kristina Detter 2007 Revocable Living Trust, dated July 19, 2007, by deed from Roger A. Detter a/k/a Roger Anthony Detter and wife, Kristina Detter, of record in Instrument No. 20111011-0078954, dated September 30, 2011, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Instrument No. 20060913-0113525 and Instrument No. 20090423-0036949, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20060915-0114437, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7959, page 743, said Register's Office.

5. By-Laws of record in Instrument No. 20060915-0114571, said Register's Office.

6. Rights of others in and to the use of the common areas/elements.

This is improved property known as: **1431 Tyne Boulevard, Nashville, TN 37215.**

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 Grantors covenant with the said Grantee that they 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 further covenant and bind themselves, their heirs and assigns, 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 person whomsoever.

WITNESS my hand this 29th day of May, 2014.

R A Detter trustee

Roger Anthony Detter, Trustee of The Roger Anthony Detter and Kristina Detter 2007 Revocable Living Trust, dated July 19, 2007

[SEE ADDITIONAL PAGE FOR OTHER SIGNATURE]

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of San Mateo

On 05/29/2014 before me, PANKAJ P. DESAI, NOTARY PUBLIC,
(Here insert name and title of the officer)

personally appeared ROGER ANTHONY DETTER,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Pankaj P. Desai
Signature of Notary Public

(Notary Seal)

PANKAJ P. DESAI
Commission # 1993387
Notary Public - California
Alameda County
My Comm. Expires Oct 7, 2016

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Warranty Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer

(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☒ Trustee(s)
- ☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they,~~ ~~is~~ /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

WITNESS my hand this 29 day of May, 2014.

Kristina Detter, Trustee of The Roger Anthony Detter and Kristina Detter 2007 Revocable Living Trust, dated July 19, 2007

[SEE ADDITIONAL PAGE FOR OTHER SIGNATURE]

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Santa Clara

On May 29, 2014 before me. D. Vargas, Notary Public
(Here insert name and title of the officer)

personally appeared KRISTINA DETTER

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

D. Vargas
Signature of Notary Public

(Notary Seal)

NCC1 D. VARGAS
Commission No. 2042505
NOTARY PUBLIC-CALIFORNIA
SANTA CLARA COUNTY
My Comm Expires SEPTEMBER 22, 2017 NCC1

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- Securely attach this document to the signed document