BILL GARRETT, Davidson County
Trans:T20140047517 DEEDWARR
Recvd: 07/03/14 09:09 3 pgs
Fees:18.00 Taxes:379.25
20140703-0058626

Prepared by

CBC Title & Escrow

813 South Broadway * Phone (615) 323-1070**
Portland, Tennessee 37148

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, Ragan Hall III and Henry R Hall, hereinafter referred to as Grantor(s) for and in consideration of the sum of TEN ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, has/have bargained and sold and by these presents does/do hereby bargain, sell, transfer and convey unto 511 Myatt Drive LLC, a Tennessee Limited Liability Company, hereinafter referred to as Grantee(s) in the State aforesaid, the receipt of which is hereby acknowledged, and unto the said Grantee(s), their heirs, successors, and assigns forever, the following tract of land situated in Davidson County, Tennessee, with same being more particularly described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

This is the same property designated as 034-10-0-110.00 in the Tax Assessor's Office in Davidson County Tennessee.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Grantee(s), their heirs and assigns forever.

AND THE GRANTOR(S) does/do hereby covenant with the said Grantee(s) that they are/is lawfully seized in fee of the aforedescribed real estate; that they has/have a good right to sell and convey the same; that the same is unencumbered except for reservations, restrictions, covenants and easements of record. Also subject to any and all easements and encroachments apparent from an inspection of the property and the **2014** property taxes, which the above named Grantee(s) hereby assume(s) and agree (s) to pay.

AND THAT TITLE and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

WITNESS, my Hand and Seal this 25th day of June, 2014.

Ragan Hall

Henry R Hall

State of Tennessee
County of Sumner

On this the 25th day of June, 2014, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared Ragan Hall III and Henry R Hall to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written.

JESSICA J. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary Public Jessica Hunter

My Commission Expires: 4/26/17

AFFIDAVIT OF VALUE

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information and belief the actual consideration for this transfer or value of the property transferred whichever is greater is $102500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

JESSICA J. HUNTER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

SWORN TO AND SUBSCRIBED before me, this the 25th day of June, 2014.

Notary Public Jessica Hunter

My Commission Expires: 4/26/17

MAIL TAX BILLS AND DEED TO:

511 Myatt Drive LLC
201 4th Ave. North, Suite 1950
Nashville, TN 37219

NEW PROPERTY OWNER AND PROPERTY ADDRESS:
511 Myatt Drive LLC
0 Myatt Drive
Madison, TN 37115

File No.: 146067

EXHIBIT "A"
LEGAL DESCRIPTION

Land in the Eleventh Councilmanic District of Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor #823 dated October 8, 2001 and known as Job No. 010242 as follows:

Beginning at a point in the center of Dry Creek on the easterly margin of Myatt Drive, said point of beginning being the Southwest corner of this tract and also being the Northwest corner of Lot No. 1 of Northgate Business Park of record in Book 6900, page 889, Register's Office for Davidson County, Tennessee; thence leaving the center of said Creek and with the easterly margin of Myatt Drive (90 deg. East of the centerline) N. 09 deg. 07 min. 08 sec. W. passing a witness iron pin on the bank of the said Creek at 43.06 feet in all 440.06 feet to an iron pin set; thence with a turnout curve to the right having a radius of 25.00 feet and a long chord of 35.09 feet said chord having a bearing of N. 35 deg. 42 min. 22 sec. E. a distance along the curve of 38.89 feet to an iron pin set on the southerly margin of the Edenwold Road Ramp (50 feet south of the centerline); thence with the South margin of the said Ramp N. 80 deg. 16 min. 35 sec. E. 50.60 feet to an iron pin; thence with a curve to the left having a radius of 408.10 feet and a long chord of 50.97 feet said chord having a bearing of N. 76 deg. 57 min. 10 sec. E a distance along the curve of 51.01 feet to an iron pin; thence leaving the said Road and with the line of the Hoover Company property of record in Book 4326, page 737, Register's Office for Davidson County, Tennessee, S. 20 deg. 10 min. 00 sec. E passing a witness iron pin at 434.00 feet in all 486.35 feet to a point in the center of Dry Creek thence with the center of the said Creek and with the line of Northgate Business Park S. 58 deg. 00 min. 52 sec. W. 54.10 feet to a point; thence N. 89 deg. 17 min. 08 sec. W 172.06 to the point of beginning, containing 1.92 acres more or less.

Being the same property conveyed to Ragan Hall, III and Henry R. Hall, as tenants in common, by Warranty Deed from Trust A, B and C, as designated under the will of James Thomas Conrad, a 1/3 interest each as tenants in common, with Melissie Earlene Conrad Bush as Trustee, with full power to sell, transfer, convey or mortgage without the joinder of any beneficiary, of record in Instrument No. 20011019-0114545, Register's Office for Davidson County, Tennessee, dated October 18, 2001.