Davidson County DEEDWARR
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Fees:23.00 Taxes:3700.00
20140709-0060226

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31695-03-2014**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,000,000.00. Affiant Subscribed and sworn to before me this 8th day of July, 2014. Notary Public My Commission Expires: KELLY E. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires November 6, 2017

WARRANTY DEED

Address New Owner: Treglown Patton Warner 4407 Hunt Place Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 104 120 28000

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephen L. Million and wife, Cynthia F. Million** (collectively, "Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Treglown Patton Warner** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2011 Belmont Boulevard, Nashville, TN 37212.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 8th day of July, 2014.

Stephen L. Million

Cynthia F. Million

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Stephen L. Million and Cynthia F. Million**, 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, at office, this 8th day of July, 2014.

Notary Public

My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

EXHIBIT "A"

Land in Davidson County, Tennessee, being the south one-half of Lot No. 134 on the Map of Belmont Land Company's Plan of Lots as of record in Book 421, page 34, Register's Office for said County.

Said part of said lot fronts 50 feet on the westerly side of Belmont Boulevard, and runs back 171.2 feet on the southerly line and 167.4 feet, more or less, on the northerly line, to the easterly margin of an alley, measuring 50.175 feet, more or less, thereon.

Being the same property conveyed to Stephen L. Million and wife, Cynthia F. Million by deed dated 11/21/1988 from Barbara D. Gregg and husband, William J. Gregg of record in Book 7709, page 651, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2014, a lien, but not yet due and payable, which have been prorated among the parties and assumed by Grantee. Map and Parcel No. 104 120 28000.
2. All matters appearing on the Plan of record as Book 421, page 34, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ELIZABETH J. SMITH, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:



My Commission Expires NOV. 3, 2015