STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF July, 2014.

Notary Public
MY COMMISSION EXPIRES: 3/27/18
File No. G14-9530D

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

BILL GARRETT, Davidson County
Trans:T20140053883 DEEDWARR
Recvd: 07/25/14 11:42 2 pgs
Fees:13.00 Taxes:555.00
20140725-0066272

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Anchor Property Holdings, LLC (NAME)	New Owner (NAME)	50-42
3530 Dickerson Pike (STREET ADDRESS)	3108 Blevins Rd. (STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Whites Creek, TN 37189 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Helen Wilson, Executrix for The Estate of Evelyn Kane Beall**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anchor Property Holdings, LLC**, 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:

Tract No 1: Beginning at a point which is the southwest corner of a tract of land heretofore conveyed to Elizabeth Reinhardt, which deed is recorded in Book 967, page 71, Register's Office for Davidson County, Tennessee, said point being 237 feet from the southeast corner of said tract in the center of Dickerson Pike; thence, North 87 ½° West 195 feet along the old Demoville line to a point; thence, Northwest 230 feet on the line to be determined by an accurate survey (this line to be a straight line to intersect the 58 foot offset in the line of the Newlin home tract conveyed to Aline and Sarah Newlin and Elizabeth Reinhardt; thence, southeastwardly to a point in the line of .66 acre tract on which is located a stone house; thence, South 20° 244 feet to the beginning.

Tract No. 2: Beginning at a point in the "Demoville line", 422 feet from the southeast corner of the Webb tract in Dickerson Road; thence, southwesterly to the east margin of the Phillips tract; thence, with the east margin of the Phillips tract to an iron pin; thence, easatwardly to the west line of the lot conveyed to Marshall Newlin; thence, southwardly with said line to the beginning. This tract no. 2 contains 3 ½ acres, more or less.

The above described property is subject to a Drainage Easement entered into between Billy Hiett and wife, Elizabeth Rhea Hiett, as Grantors and George A. Walkup and wife, Margaret H. Walkup, as Grantees, dated October 17, 1993, and filed for record in Book 9119, page 586, Register's Office for Davidson County, Tennessee, and being more particularly and specifically described as follows, to-wit:

Beginning at an iron rod in the northeast corner of George A. Walkup property, said point being South 80°26'22" West 195.65 feet from the west margin of Dickerson Road; thence, along Walkup's north line South 82°49'31" West 160 feet to a point; thence, leaving said north line; North 7°10'29" West 10 feet to a point; thence, North 82°49'31" East 158.46 feet to a point; thence, South 15°56'48" East 10.12 feet to the point of beginning, containing 1,592 square feet, more or less.

BEING the same property conveyed to Kenneth R. Walkup, a single man, from George A. Walkup and Margaret J. Walkup, by Deed dated March 2, 1994, and as of record in Book 9268, page 878, said Register's Office. See Appointment of Trustee as recorded in Instrument No. 20071002-0117045, said Register's Office.

FURTHER BEING the same property conveyed to Estate of Evelyn Kane Beall, Helen Wilson, Executrix from David G. Mangum, Substitute Trustee, by Substitute Trustee's Deed dated September 6, 2013, as Instrument No. 20130906-0094315, in the Register's Office for Davidson County, Tennessee. Letters Testamentary were issued to Helen K. Wilson as Executrix of the Estate of Evelyn Greene "Pat" Beall. Pursuant to the Last Will and Testament of Evelyn Green "Pat" Beall probated under Case No. P130051 in the Probate Court for Carter County, Tennessee, Helen K. Wilson is hereby empowered to convey, sell, or dispose of the subject property.

INCLUDED IN BUT EXPRESSLY EXLCUDED FROM THIS CONVEYANCE IS THE FOLLOWING TRACT OF LAND:

A tract of land in Davidson County, Tennessee, described according to a copy of a survey by Hickerson & Hickerson, Engineers, dated November 21, 1963, as follows:

Beginning at an iron pin and old fence post, said point being located South 83°15' West 243 feet from the center of Dickerson Pike, at the southwest corner of the property conveyed to J.W. Cole, Jr. and wife by deed of record in Book 3102, page 241; thence along George A. Walkup's property as shown on said survey, South 83°15' West 381.7 feet to an iron pin, Walkup's inner corner; thence along Walkup's easterly line, North 6°45' West 185.3 feet to an iron pin on fence line; thence along said fence as follows: South 70+ 20' East 227.2 feet to an iron pin, and continuing with said fence, South 87°00' East 164.7 feet to an iron pin in the westerly boundary of the property conveyed to J.W. Cole, Jr. and wife, by Deed in Book 3102, page 241; thence with Cole's westerly line, South 17°45' West 61.6 feet to the point of beginning.

Being the same property conveyed James W. Cole, Jr. and wife, Bertha Cole by Deed from George A. Walkup and Margaret A. Walkup, dated January 6, 1964, and as of record in Book 3674, page 95, and as corrected in Book 4110, page 125, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Selloff as recorded in Book 3674, page 95 and as corrected in 4110, page 125, Register's Office for Davidson County, Tennessee.

2. Drainage Easement as recorded in Book 9119, page 586, Register's Office for Davidson County, Tennessee.

The 2013 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3530 Dickerson Pike, Nashville, TN 37207.

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. Whenever 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/our hand(s) this 16th day of July, 2014.

HELEN WILSON, EXECUTRIX FOR THE
ESTATE OF EVELYN KANE BEALL

X By: Helen Wilson Executrix — July 16, 2014
Helen Wilson, Executrix — Date

X STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Helen Wilson, Executrix for Helen Wilson, Executrix for The Estate of Evelyn Kane Beall, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Executrix of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 16th day of July, 2014.

My Commission Expires: 7-28-15

DAVID L. OILER
STATE OF TENNESSEE NOTARY PUBLIC
CARTER COUNTY

Notary Public

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066