BOX 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$465,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF August, 2014. Notary Public MY COMMISSION EXPIRES: May 5, 2015 (AFFIX SEAL)

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CLEVELAND D. BAIN, ET AL	**SAME**	**091-15-0-260.00**
(NAME) **4800 CHARLOTTE AVENUE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20140056989 DEEDWARR
Recvd: 08/05/14 11:40 2 pgs
Fees:13.00 Taxes:1720.50
20140805-0070176

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, TREVA A. COLLINS, FRANK E. LEE, ROBERT B. YOUNG AND WIFE, MARY FLORENCE MORGAN-YOUNG, AND RICHARD R. HEDGEPATH, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CLEVELAND D. BAIN, ANDREW B. PROVOST, ADAM G. SNEED AND WILLIAM A. SNEED, II, AS TENANTS IN COMMON,** HEREINAFTER CALLED THE GRANTEES,THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the easterly 34 feet of Lot 701, in Block 89, as shown on the map entitled No. 1 Plan of West Nashville, of record in Plat Book 57, pages 74 and 75, 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 Harold E. Collins, Frank E. Lee, Robert B. Young and Richard R. Hedgepath, by deed from J. S. Duffy and wife, Katherine L. Duffy, of record in Book 6225, page 332, dated February 1, 1984, said Register's Office.

The said Harold E. Collins conveyed his interest in the subject property to Treva A. Collins, by deed of record in Book 8748, page 295, dated October 5, 1992, said Register's Office.

The said Richard R. Hedgepath conveyed his interest in the subject property, to create a tenancy by the entirety with his wife, Margaret A. Hedgepath by deed of record in Instrument No. 20020425-0051058, dated April 25, 2002, said Register's Office. The said Margaret A. Hedgepath having since died on or about June 20, 2014, leaving the said Richard R. Hedgepath as the surviving tenant by the entirety.

The said Robert B. Young conveyed his interest in the subject property, to create a tenancy by the entirety with his wife, Mary Florence Morgan-Young, by deed of record in Instrument No. 20081203-0117451, dated December 1, 2008, said Register's Office.

This conveyance is subject to any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

****THIS IS COMMERCIAL PROPERTY AND IS SOLD WHERE IS, AS IS, AND WITH ALL FAULTS. ****

unimproved ( )
This is improved(X) property, known as **4800 CHARLOTTE AVENUE, NASHVILLE, TN 37209**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 our hands on this 1st day of August, 2014.

Treva A. Collins
TREVA A. COLLINS

Frank E. Lee
FRANK E. LEE

Robert B. Young
ROBERT B. YOUNG

Mary Florence Morgan-Young
MARY FLORENCE MORGAN-YOUNG

Richard R. Hedgepath
RICHARD R. HEDGEPATH

STATE OF Connecticut
COUNTY OF Fairfield

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **TREVA A. COLLINS,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 31 day of July, 2014.

Notary Public

My commission expires: 12/31/16

CHIP KEATING
NOTARY PUBLIC-CONNECTICUT
MY COMM. EXPIRES 12/31/2016

CHIP KEATING NOTARY PUBLIC CONNECTICUT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **FRANK E. LEE, ROBERT B. YOUNG, MARY FLORENCE MORGAN-YOUNG and RICHARD R. HEDGEPATH** the bargainors, 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 and official seal at office this 15th day of August, 2014.

Deborah J. Cohen
Notary Public

My commission expires: May 5, 2015

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON