WARRANTY DEED	CONVEYANCE TO THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE- EXEMPT

THIS INSTRUMENT WAS PREPARED BY:

John Cobb Rochford
Community Title Co., L.L.C.
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

Davidson County DEEDWARR
Recvd: 09/08/14 15:52 3 pgs
Fees:17.00 Taxes:0.00
20140908-0082198

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Metropolitan Government of Nashville and Davidson County P.O. Box 196300 Nashville, TN 37219	EXEMPT	093-15-0 005.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Shirley Ann Holle and Susan Elaine Miller, Trustees of the Tune Residuary Trust, Margaret Butrum Davitt, a single woman, and Margaret Ann Davitt, a single woman, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto The Metropolitan Government of Nashville and Davidson County, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, and being part of Lot 45 on the Barrow Grove Plan as recorded in Book "S", Page 279, Register's Office for Davidson County, Tennessee.
>
> Beginning at a P.K. nail in the Westerly margin of Fourth Avenue, South and the Northerly margin of Ash Street thence with the Northerly margin of Ash Street, South 43 degrees, 04 minutes, 08 seconds West 128.82 feet to an iron pin in the Northerly margin of Lafayette Street; Thence North 85 degrees, 29 minutes, 54 seconds, West 57.41 feet to an iron pin; thence North 45 degrees, 53 minutes, 18 seconds West 17.53 feet to an iron pin; Thence North 43 degrees, 54 minutes, 16 seconds, East 164.69 feet to an iron pin; Thence South 46 degrees, 33 minutes, 55 seconds, East 60 feet to the point of beginning.
>
> Being the same property conveyed by Quitclaim Deed from Margaret Butrum Davitt to Margaret Ann Davitt, as to an additional fourteen percent (14%) interest in and to the Grantors one-third (1/3rd) undivided interest as recorded on the 19th day of June, 2012 in Instrument No. 20120619-0053723; Quitclaim Deed from Margaret Butrum Davitt to Margaret Ann Davitt, as to a fourteen percent (14%) interest in and to the Grantors one-third (1/3rd) undivided interest as recorded on the 15th day of December, 2011 in Instrument No. 20111215-0097931; Executors' Quitclaim Deed from Margaret Ann Davitt, Executor of the Estate of Ann Redding Butrum Tune, deceased to Margaret Butrum Davitt as recorded on the 26th day of August, 2010 in Instrument No. 20100826-0067510; Quitclaim Deed from Willo C. Tune, Trustee U/A/D May 5, 1994 of the Tune Joint Revocable Living Trust Agreement and any Successors in Trust, and any amendments thereto to Willo C. Tune, Trustee U/A/D July 22, 2001 of the Tune Residuary Trust and any Successors in Trust as recorded on the 26th day of March, 2002 in Instrument No. 20020326-0036828; Quitclaim Deed from Willo C. Tune, Executor for the Estate of William N. Tune to Willo C. Tune, Trustee U/A/D May 5, 1994 of the Tune Joint Revocable Living Trust Agreement and any Successors in Trust, and any amendments thereto as recorded on the 26th day of March, 2002 in Instrument No. 20020326-0036827; Quitclaim Deed from Walter C. Tune, Jr. to William Nickel Tune as recorded on the 7th day of March, 1997 in Deed Book 10373, Page 250 and Deed from W. J. J. Yarbrough and wife, Mrs. Mary W. Margaret Yarbrough to August Nickel as recorded on the 6th day of November, 1915 in Deed Book 481, Page 96, in the Register's Office of Davidson County, Tennessee.

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, its successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and

GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 September 8, 2014.

The Tune Residuary Trust:

By: Shirley Ann Holle
Shirley Ann Holle, Trustee

By: Susan Elaine Miller
Susan Elaine Miller, Trustee

Margaret Butrum Davitt
Margaret Butrum Davitt

Margaret Ann Davitt
Margaret Ann Davitt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Shirley Ann Holle and Susan Elaine Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the persons described in the foregoing instrument, and who, upon oath, acknowledged themselves to be Trustees of the Tune Residuary Trust, the within named bargainor, and that they as such Trustees executed the foregoing instrument for the purposes therein contained, by signing for the Tune Residuary Trust by themselves as Trustees.

WITNESS MY HAND AND OFFICIAL SEAL, this the 8th day of September, 2014.

Dianne R. Sims
Notary Public

DIANNE R. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 9-11-17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Margaret Butrum Davitt, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL on this the 8th day of September, 2014.

Dianne R. Sims
Notary Public

DIANNE R. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 9-11-17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Margaret Ann Davitt, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL on this the 8th day of September, 2014.

Dianne R. Sims
Notary Public

DIANNE R. SIMS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 9-11-17

Certificate of Authenticity

I, John Cobb Rochford, 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 a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Zitzman, a notary public for this county and state, John Cobb Rochford, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary's Signature

My Commission Expires: 11-6-2017