BOX 10-A

BILL GARRETT, Davidson County
Trans:T20140073736 DEEDWARR
Recvd: 10/01/14 10:06 2 pgs
Fees:13.00 Taxes:1258.00
20141001-0090469

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

PREPARED BY (AND RETURN TO):

*WILKINS & IVEY*
*Attorneys at Law*
104 Woodmont Blvd., Suite 100
*Nashville, Tennessee 37205*
*Phone (615) 298-3312 - Fax 292-8746*

Christy Wilkins Ivey

*Percy Wilkins, Jr. (retired)*

W & I Ref:( DM ) Title No: 53261
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Professors Partners LLC<br>a Tennessee limited liability company<br>4300 Lone Oak Road<br>Nashville, Tennessee 37215 | Professors Partners, LLC<br>P.O. Box 3051<br>Brentwood, TN 37024 |

TAX MAP-PARCEL NUMBERS: 13103019802

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$340,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **H. Ruth Bennett, unmarried** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Professors Partners LLC a Tennessee limited liability company**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the north 97.65 feet front and 78 feet rear of Lot No. 52 on the Neil Hunt Subdivision, of record in Book 974, page 19, Register's Office for said County, described according to a survey thereof by William Collier Parrish, Associates – Civil Engineers, dated March 7, 1964, as fronting 97.65 feet on the east side of Lone Oak Road formerly Glendale Lane and extends back 224.2 feet on the north line and 223.10 feet on the south line to a line in the rear on which it measures 78 feet.

Being the same property conveyed to H. Ruth Bennett by Executor's Quitclaim Deed from James Gordon Barrett, Jr., as Executor of the Estate of Herbert Taylor Beason, dated June 23, 2009 and recorded on July 8, 2009 of record in Doc. No. 20090708-003739, Register's Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2014, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 974, page 19, said Register's Office. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee in Book 4110, page 659, said Register's Office.

**This is improved property, known as: 4300 Lone Oak Road, Nashville, Tennessee 37215**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised 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.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 26th day of September, 2014.

H. Ruth Bennett

H. Ruth Bennett

**State of** TENNESSEE
**County of** DAVIDSON

On this 26th day of September, 2014 , before me the undersigned authority, personally appeared H. Ruth Bennett, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary

**State of** TENNESSEE
**County of** DAVIDSON

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $340,000.00

Affiant

Sworn and subscribed before me this the 26th day of September, 2014

Notary Public

My Commission Expires: _____

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**
**The actual consideration or true value, whichever is greater for this transfer is**
**$** 340,000.00
**Affiant**
**Subscribed and sworn before me this the**
1 **Day of** Oct., 2014.
Abby Lett, **Deputy Register**