WARRANTY DEED

Return to:
Warranty Title Insurance Co
2400 Crestmoor Road
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,670,000.00

Successor Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of October, 2014.

Christine L. Lund
Notary Public

CHRISTINE L. LUND
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.

(AFFIX SEAL)

My Commission Expires 9.18.17

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2400 Crestmoor Rd., Ste. 104
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David G. Thompson, Successor Trustee of the 1403 Chickering Road Trust, dated September 11, 2014	Metropolitan Bank	144-5-5
(NAME) 1403 Chickering Road	(NAME) 3500 Lakeland Drive, Suite 501	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Flowood, MS 39232	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20141569

For and 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, David B. Graves, III and wife, Elena W. Graves**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **David G. Thompson, Successor Trustee of the 1403 Chickering Road Trust, dated September 11, 2014**, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Land in the 34th Council District of Nashville, Davidson County, Tennessee, bounded on the North by the Toby S. Wilt, Jr., et ux property as of record in Instrument No. 201405140041487-R.O.D.C., TN, bounded on the East by the westerly margin of Chickering Road, bounded on the South by the Pamela Poe property as of record in Instrument No. 200710110121204-R.O.D.C., TN. bounded on the West by the Melanie Strother, Trustee property as of record in Instrument No. 201212280120200-R.O.D.C., TN and being more particularly described as follows:

Beginning at an existing iron pin found in the westerly margin of Chickering Road, said point being the southeast corner of the Pamela Poe property as of record in Instrument No. 200710110121204- R.O.D.C., TN, and being the southwest corner of the tract herein described;

thence, a common line with the Pamela Poe property as of record in Instrument No. 200710110121204-R.O.D.C., TN, North 58 degrees 03 minutes 12 seconds West, 360.21 feet to an existing iron pipe found;

thence, North 59 degrees 49 minutes 14 seconds West, 368.66 feet to an iron pin set;

thence, a common line with the Melanie Strother, Trustee property as of record in Instrument No. 201212280120200- R.O.D.C., TN, North 22 degrees 25 minutes 19 seconds East, 283.23 feet to an existing iron pin found;

thence, a common line with the Toby S. Wilt, Jr., et ux property as of record in Instrument No. 201405140041487- R.O.D.C., TN, South 64 degrees 30 minutes 00 seconds East, 419.00 feet to an iron pin set;

Thence, South 63 degrees 51 minutes 50 seconds East, 357.60 feet to an iron pin set in the westerly margin of Chickering Road;

Thence, with the westerly margin of Chickering Road, South 31 degrees 23 minutes 05 seconds West, 351.22 feet to the point of beginning, containing 236,548 sq. ft. or 5.43 Acres, more or less, according to the ALTA/ACSM Land Title Survey by Brian McCain, P.L.S. TN#2256, Southern Precision Land Surveying, Inc., P.O. Box 220, Pegram, TN 37143-0220, File No. 14-0501, dated September 17, 2014.

BILL GARRETT, Davidson County
Trans:T20140077631 DEEDWARR
Recvd: 10/15/14 10:24 2 pgs
Fees:13.00 Taxes:6179.00
20141015-0095143

Being the same property conveyed to David B. Graves, III and wife, Elena W. Graves by Warranty Deed from H. Frank Burkholder, Jr. and Linda M. Burkholder, unmarried, heirs at law of H. Frank Burkholder and wife, Madge M. Burkholder, both deceased, dated April 16, 1999, of record in Book 11437, page 743 and by Affidavit of Scrivener's Error, of record as Instrument No. 20110516-0037224, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1403 Chickering Road, Nashville, TN 37215

(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 GRANTEE, its successors and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 10th day of October, 2014.

David B. Graves, III

Elena W. Graves
By: David B. Graves, III, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within David B. Graves, III, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that David B. Graves, III executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of October, 2014.

CHRISTINE L. LIND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

Notary Public

My Commission Expires 9.18.17

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, the within David B. Graves, III, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Elena W. Graves, and who acknowledged that he executed the same as the free act and deed of Elena W. Graves.

Witness my hand and official seal this 10th day of October, 2014.

CHRISTINE L. LIND STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

Notary Public

My Commission Expires 9.18.17