G#26571-2 BOX #14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140086523 DEEDWARR
Recvd: 11/17/14 14:16 3 pgs
Fees: 18.00 Taxes: 3515.00
20141117-0105913

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $950,000.00

Kayla Johnson
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 14TH DAY OF NOVEMBER, 2014.

Katherine Goodson
NOTARY PUBLIC

MY COMMISSION EXPIRES May 5, 2015

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN

THIS INSTRUMENT PREPARED BY
Vanderpool, Pearman & Drumwright, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-R6565 MODIC RT

ADDRESS OF NEW OWNER	SEND TAX BILLS TO (If left blank please use the address of the new owner)	MAP-PARCEL
Michael T. Modic, Trustee of the Michael T Modic Revocable Trust	UBS Bank USA	129-05-0-024.00
6617 Rolling Fork Drive	299 South Main Street, Ste 2275	
Nashville, TN 37205	Salt Lake City UT 84111	

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 HEREBY ACKNOWLEDGE, WE,

BARRY M. COBURN, UNMARRIED AND JEWEL E. COBURN, UNMARRIED

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MICHAEL T. MODIC, TRUSTEE OF THE MICHAEL T. MODIC REVOCABLE TRUST U/A/D AUGUST 3, 2011

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:

LAND in Davidson County, Tennessee, being Lot No. 895 on the Revised Plan of a portion of West Meade Farms, Inc., Section XIV, as of record in Book 2330, Page 173, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the southerly margin of Rolling Fork Drive, at the corner of Lots 895 and 896; thence, with the line between said Lots, southerly 604.5 feet; thence, South 75 deg. 38' West 71.5 feet; thence, South 81 deg. 24' West 237 feet; thence, North 67 deg. 40' West 241 feet; thence, North 72 deg. 30' West 162 feet; thence, North 64 deg. 40' West 123 feet; thence, North 61 deg. 09' East 496.1 feet to the corner of Lots 894 and 895; thence, with the line between said two lots, North 61 deg. 09' East 481.6 feet to the westerly margin of Rolling Fork Drive; thence, with the same, around a slight curve, having a radius of 40 feet, southeasterly 43.9 feet to the BEGINNING.

BEING part of the same property conveyed to Barry M. Coburn and wife, Jewel E. Coburn, by Warranty Deed dated December 11, 2001, from Gary W. Smith, Trustee, of record in Instrument No. 20011212-0137388, and Affidavit in Furtherance of Title of Real Estate, dated August 20, 2007, of record in Instrument No. 20070831-0105068, Register's Office for Davidson County, Tennessee. The parties having since divorced.

BEING improved property known as 6617 Rolling Fork Drive, Nashville, TN 37205 - Map/Parcel No. 12905002400.

Tract No. 2:

BEING a tract or parcel of land located in Davidson County, Tennessee, said tract being a portion of Tract II of property conveyed to Barry M. Coburn and wife, Jewel E. Coburn, by Deed of record as Instrument No. 20011212-0137388, Register's Office for said County, and as described according to a survey prepared by Benny M. Cantrell, RLS, Tenn RLS No. 1638, P. O. Box 293192, Nashville, Tennessee 37229, dated September 27, 2014, as follows:

COMMENCING at a point (existing iron pin) located at the southwesterly corner of Lot 895 on the Revised Plan of a portion of West Meade Farms, Inc., Section XIV, as shown on Plan as Instrument No. 20000810-0079240, said Register's Office; thence, with the southerly line of said Lot, South 64 deg. 40 min. 00 sec. East, 123.05 feet to an existing iron pin; thence, continuing South 72 deg. 30 min. 00 sec. East, 49.99 feet to an iron rod (new) and the TRUE point of beginning; thence, continuing with the southerly line of the aforementioned Lot 895, South 72 deg. 30 min. 00 sec. East, 110.05 feet to an iron rod (new); thence, continuing with said southerly line South 68 deg. 18 min. 02 sec. East, 74.26 feet to an existing railroad spike in the base of an 18" Oak tree; thence, leaving said southerly line with the westerly line of property conveyed to Nashville Highlands, LLC, by Deed of record in Book 9988, Page 389, said Register's Office, South 03 deg. 54 min. 03 sec. West, passing an existing iron pin at 6.91 feet, a total distance of 95.00 feet to an iron rod (new); thence, leaving said westerly line with a NEW line and severing Tract II of the Barry M. Coburn and wife, Jewel E. Coburn property of record as Instrument No. 20011212-0137388, said Register's Office, North 90 deg. 00 min. 00 sec. West, 167.50 feet to an iron rod (new); thence, continuing with a severance line, North 00 deg. 00 min. 00 sec. East, 155.33 feet to an iron rod (new) and the point of BEGINNING, containing 21,750 square feet or 0.50 acre, more or less.

BEING part of the same property conveyed to Barry M. Coburn and wife, Jewel E. Coburn, by Warranty Deed dated December 11, 2001, from Gary W. Smith, Trustee, of record in Instrument No. 20011212-0137388, Register's Office for Davidson County, Tennessee. The parties having since divorced.

BEING unimproved property known as 0 Jocelyn Hollow Road, Nashville, TN 37205 - Part of Map/Parcel No. 12800009700.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 14, WEST MEADE FARMS, INC., REVISED, as recorded in Plat Book 2331, Page(s) 109, Plat Book 2330, Page 173 and Instrument No. 20000810-0079240, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

This is improved property known as 6617 Rolling Fork Drive, Nashville, TN 37205

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on the 14th day of November, 2014.

Barry M. Coburn

Jewel E. Coburn

Jewel E. Coburn

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, BARRY M. COBURN AND JEWEL E. COBURN, the within named grantors, with whom I am personally acquainted (or who proved to me their identity 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 Brentwood, Tennessee, this 14th day of November, 2014.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 14-R6565 MODIC RT

RECORD & RETURN TO:

VANDERPOOL, PEARMAN & DRUMWRIGHT

256 SEABOARD LANE, SUITE G104

FRANKLIN, TN 37067