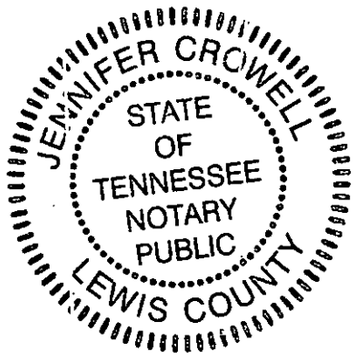


STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $440,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of December, 2014.

Notary Public

My commission expires: 2/24/18

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

BILL GARRETT, Davidson County
Trans:T20140094696 DEEDWARR
Recvd: 12/18/14 08:48 3 pgs
Fees:18.00 Taxes:1628.00
20141218-0115736

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Benjamin Riley Beattie	New Owner	**Map 155-00-0 Parcel 007.0**
8533 and O McCrory Lane		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Donna Sedlak Hummell, as Trustee of the Donna Sedlak Hummell Revocable Trust under agreement dated June 13, 2014

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Benjamin Riley Beattie, unmarried, and Allison Beth Kovall, unmarried, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1:
Land in the 9th, formerly the 14th Civil District of said County, described according to a survey made by S. H. Hutchison, October 12 1954, as follows:

BEGINNING at a point in the center of McCrory Lane, at the southeast corner of the property conveyed to Christine Hutton Presley by deed from R. N. Hutton, of record in Book 2086, Page 295, Register's Office for said County, thence with said Presley's southern boundary line South 82 degrees West 38 poles to a concrete stake in said Presley's southwest corner; thence South 9 degrees 30' East 57 poles to an iron stake in Fred Spence's northeast corner; thence South 89 degrees East 11.25 poles to a stake in fence, Mays and Lewis' corner; thence North 20 degrees East 22 poles to a large chestnut stump; thence South 89 degrees East 17.25 poles to a point in the center of said Lane; thence with same, North 15 degrees West 13 poles and North 12 degrees West 29.25 poles to the beginning, containing 11.30 acres more or less.TRACT 2:

BEING a tract of land as shown on Property Map 155, Assessor's Office and lying in Davidson County, Nashville, Tennessee. Bounded in general by McCrory Lane, a 5.02 Acre Presley Tract, a 5.00 Acre Presley Tract, and Noel B. Tulipan on the east; Andrew Sedlak, Caroline G. Nagge, and Geary W. Jackson on the south; Charlyne Hutton Pickard on the west; and Charlyn Hutton Pickard and Robert W. Williams on the north, more particularly described as follows:

BEGINNING at an existing concrete monument, said monument being Robert W. Williams's (ref. Deed Book 7634, Page 425 R.O.D. C.) southeast corner; thence N 78 deg. 01 min. 17 sec. E 15.98 ft. to an iron pin set this survey, said pin being in the west margin of McCrory Lane; thence with said road S 32 deg. 05

min. 55 sec. E 210.37 ft. to an iron pin set; thence with a curve to the right having the following characteristics:

Delta - 09 deg. 25 min. 29 sec.; Radius = 863.927 ft.; Arc = 142.11 ft.; Tangent = 71.22 ft.; Chord = S 27 deg. 23 min. 10 sec. E 141.95 ft to an iron pin set this survey, said pin being the 5.02 Acre Presley Tract's northeast corner; thence leaving McCrory Lane and with said tract S 37 deg. 05 min. 31 sec. W 110.86 ft. to an iron pin set this survey; thence S 85 deg. 21 min. 39 sec. W 217.71 ft. to an iron pin set this survey; thence N 78 deg. 52 min. 04 sec. W 545.72 ft. to an iron pin set this survey; thence S 14 deg. 10 min. 09 sec. E 290.17 ft. to an existing iron pin, said pin being the 5.00 Acre Presley Tract's northwest corner; thence leaving the 5.02 acre tract and with 5.00 acre tract S 14 deg. 10 min. 09 sec. E. 448.96 ft. to an existing iron pin; thence N 59 deg. 40 min. 35 sec. E 200.88 ft. to an existing concrete post, said post being Noel B. Tulipan's (ref. Deed Book 6606, Page 936 R.O.D.C.) northwest corner; thence leaving the 5.00 acre Presley Tract and with Tulipan's west line S 07 deg. 20 min. 17 sec. E 938.70 ft. to an iron pin set this survey, said pin being Tulipan's southwest corner, Andrew Sedlak's (ref. Deed Book 10842, Page 601 R.O.D.C.) northwest corner, and Caroline G. Nagge's (ref. Deed Book 10906, Page 394 R.O.D.C.) northwest corner; thence leaving Tulipan and Sedlak and with Nagge's north line S 87 deg. 58 min. 45 Sec. W 209.41 ft. to an existing ion pin, said pin being Nagge's northwest corner and Geary W. Jackson's (ref. Deed Book 5230, Page 33 R.O.D.C.) northeast corner; thence leaving Nagge and with Jackson N 85 deg. 45 min. 10 sec. W 361.05 ft. to an iron pin set this survey, said pin being Jackson's northwest corner and a point in Charlyne Hutton Pickard's (ref. Deed Book 4625, page 479 R.O.D.C.) east line; thence leaving Jackson and with Pickard N 17 deg. 31 min. 06 sec. E 143.00 ft. to an existing concrete monument; thence N 46 deg. 07 min. 06 sec. E 181.59 ft. to an existing iron pin; thence N 19 deg. 26 min. 00 sec. E 252.98 ft. to an iron pin set this survey; thence N 04 deg. 48 Min. 54 Sec. W 326.10 ft. to an iron pin set this survey; thence N 26 deg. 58 min. 54 sec. W 306.00 ft. to an iron pin set this survey; thence N 14 deg. 52 min. 54 sec. W 216.60 ft. to an iron pin set this survey; thence N 30 deg. 04 min 54 sec. W 126.80 ft. to an iron pin set this survey; thence N 55 deg. 11 min. 54 sec. W 152.20 ft. to an iron pin set this survey; thence N 21 deg. 38 min. 54 sec. W 145.30 ft. to an iron pin set this survey, said pin being the southwest corner of another Pickard property (ref. Deed Book 2086, Page 296 R.O.D.C.); thence leaving the first Pickard property and with second N 78 deg. 58 min. 58 sec. E 450.82 ft. to an existing iron pin, said pin being the Pickard's southeast corner and the aforementioned Williams's southwest corner; thence leaving Pickard and with Williams N 78 deg. 01 min. 17 sec. E 495.86 ft. to the point of BEGINNING, being a portion of the Christine Hutton Presley property as recorded in Deed Book 2086, Page 295 and Deed Book 3136, Page 419, Register's Office of Davidson County, according to a survey by Randolph L. Chapdelaine R.L.S. #1114, 7111-B Sweetgum Road, Fairview, Tennessee 37062 and dated January 26, 2000.

Included herein are easement rights for ingress/egress and utility purposes, running through the southwest portion of the 5.00 Acre Presley Tract, more particularly described as follows:

BEGINNING at a point in the center of said easement, said point lying S 14 deg. 10 min. 09 sec. E 243.34 ft. from an existing iron pin, the 5.00 Acre Presley Tract's Northwest corner and the 5.02 Acre Presley Tract's Southwest Corner; thence S 20 deg. 28 min. 21 sec. E 95.64 ft. to a point; thence S 26 deg. 09 min. 00 sec. E 88.49 ft. to a point; thence S 13 deg. 55 min. 44 sec. E 15.66 ft. to a point in the 5.00 Acre Tract's south line said point being S 59 deg. 40 min. 35 sec. W. 170.90 ft. from an existing concrete post, said post being Tulipan's Northwest corner.

Being the same property conveyed to Noel B. Tulipan and Donna S. Hummell by Warranty Deed from Thomas W. Clark and wife, Winifred H. Clark, of record in Book 6606, Page 936, Register's Office for Davidson County, Tennessee, dated July 12, 1985, and recorded on July 16, 1985.

Tract 1And being the same property conveyed to Noel B. Tulipan and wife, Donna S. Hummell, by Warranty Deed from Christine H. Presley, of record in Instrument No. 20000331-0032200, Register's Office for Davidson County, Tennessee, dated March 23, 2000, and recorded on March 31, 2000.

Tract 2. Being the same property conveyed to Donna Sedlak Hummell, as Trustee of the Donna Sedlak Hummell Revocable Trust under agreement dated June 13, 2014, by Quitclaim Deed from Noel B. Tulipan and wife, Donna S. Hummell, of record in Instrument No. 20140722-0065181, Register's Office for Davidson County, Tennessee, dated July 16, 2014, and recorded on July 22, 2014. Tracts 1 and 2

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 8533 and O McCrory Lane, Nashville, TN 37221.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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(S), 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 MY/OUR HANDS EFFECTIVE AS OF December 8, 2014:

Donna Sedlak Hummell, Trustee

Donna Sedlak Hummell, as Trustee of the Donna Sedlak Hummell Revocable Trust under agreement dated June 13, 2014

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF Davidson	)	

Personally appeared before me, a Notary Public of said County and State, Donna Sedlak Hummell, as Trustee of the Donna Sedlak Hummell Revocable Trust under agreement dated June 13, 2014, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 8th day of December, 2014.

My Commission Expires: 6.26.16

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

20141383R