This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P14-0725-D

Davidson County DEEDWARR
Recvd: 01/06/15 10:17 3 pgs
Fees:18.00 Taxes:1054.50
20150106-0001201

WARRANTY DEED

Address of New Owners:
Dr. Josh Axe
1000 Thrushgill Ln Unit 7210
Franklin, TN 37067

Send Tax Bills To:
New Owner

For and 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 acknowledged, We,
Triumph Land Company, Inc. (formerly known as Triumph Mineral Company, Inc.)

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
Dr. Josh Axe aka Joshua Axe and wife, Chelsea Axe

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:

Land in Davidson County, Tennessee, being Lot 5, as shown on the Plan of First Revision of the Glen Echo Subdivision of record in Instrument No. 20071102-0129357, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Triumph Mineral Company, Inc., by deed from Bob Haley, dated October 10, 2008 and of record in Instrument No. 20081022-0105909, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right-of-way of Glen West Drive and an alley.

Subject to all matters of record in Instrument No. 20071102-0129357 and Book 1424, Page 52, in the Register's Office of Davidson County, Tennessee.

Subject to restrictions and By-Laws of record in Book 1577, Page 469, Instrument No. 20070126-0010692, First Amendment in Instrument No. 20070726-0088889, Second Amendment in Instrument No. 20080423-0041434, Third Amendment in Instrument No. 20100126-0006580, and Fourth Amendment in Instrument No. 20100407-0026268, all in the Register's Office of Davidson County, Tennessee.

Subject to Storm Water Detention Agreements to Metropolitan Government of Nashville and Davidson County and of record in Instrument No. 20061017-0128854, Instrument No. 20070312-0029675 and Instrument No. 20060920-0116531, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 413 Glen West Dr., Nashville, TN 37215

THIS CONVEYANCE IS SUBJECT TO: 2014 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with 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 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 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 my hand this the 19th day of December, 2014.

Triumph Land Company, Inc.

BY: Charles C. Burridge

Charles Burridge, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared Charles Burridge with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor(s), and who upon his oath acknowledged himself to be Authorized Agent of Triumph Land Company, Inc., the within named bargainor and that as such Authorized Agent, being authorized to do so, execute the foregoing instrument for purposes therein contained by signing the name of the company, by the said Charles Burridge as such Authorized Agent.

Witness my hand and official seal this the 19th day of December, 2014.

Notary Public

AL FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/12/18

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Affiant

Subscribed and sworn to before me, this the 19th day of December, 2014.

Notary Public

My Commission Expires: 3/20/18

PAMELA JO SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Parcel ID: 117 15 0G 005.00

True Copy Certification

I, Robyn DuBray, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson a notary public for this county and state, Robyn DuBray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3/20/18

PAMELA JO SMITHSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY