BOX 10-A

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

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150004008 DEEDWARR
Recvd: 01/16/15 09:53 2 pgs
Fees:13.00 Taxes:1230.25
20150116-0004649

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires NOV. 3, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aubrey B. Harwell, Jr., Trustee	New Owner	
(NAME)	(NAME)	
150 4th Ave N, Ste. 2000		131-03-0-017.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37219		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **JOHN W. DINKER, UNMARRIED AND EDWARD M. DINKER, UNMARRIED, AS TENANTS IN COMMON**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AUBREY B. HARWELL, JR., TRUSTEE,** 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 the 7th formerly the 11th Civil District of Davidson County, Tennessee, being part of Lots Nos. 5 and 6 on the Plan of the Subdivision of Phoebe Nicholson Hefts Property, as of record in Minute Book J, Page 293, Chancery Court for said County and part of Lot No. 65 on the Plan of George W. Blair's Revised Subdivision of Belmont Park Place of record in Plat Book 421, Pages 118 and 119, Register's Office for said County and being Lot No. 7 in George (incorrectly listed in prior conveyance as Gorge) T. Hicks unrecorded subdivision and described according to a survey by Clyde D. Anderson as follows:

Beginning on the Northerly margin of Warfield Drive at the corner of Lot Nos. 6 and 7, said beginning point also being 155.77 feet West of the Northwest corner of Warfield Drive and Lone Oak Road; thence with the line between Lots Nos. 6 and 7, Northwardly 188 feet to the South line of Lot No. 3; thence with the line between Lots Nos. 3 and 7 Northwestwardly 52.90 feet; thence Westwardly 26.75 feet to the corner of Lots Nos. 7 and 8; thence with the line between said lots Southwardly 215 feet to Northerly margin of Warfield Drive; thence with the Northerly margin of said Drive Eastwardly 68.9 feet to the beginning.

Being the same property conveyed to John W. Dinker, unmarried and Edward M. Dinker, unmarried, as tenants in common by Warranty Deed from H. Rodes Hart, Jr., recorded on the 7th day of September, 2011 in Instrument No. 20110907-0069310, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Plat Book 421, Page(s) 118 and 119 and Minute Book "J", Page 293 (Chancery Court), said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1804 Warfield Dr., 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 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 our hands this 15th day of January, 2015.

John W. Dinker

Edward M. Dinker

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John W. Dinker and Edward M. Dinker, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 15th day of January, 2015.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015