BILL GARRETT, Davidson County
Trans:T20150007715 DEEDWARRSP
Recvd: 01/30/15 15:29 3 pgs
Fees:18.00 Taxes:11470.00
20150130-0009118

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,100,000.00

Marc F. LaGasse
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29 DAY OF January, 2015.

Brandy Gomaz
NOTARY PUBLIC

My Commission expires: 9/11/17

BRANDY GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
R. Kirkland Moser, Attorney, 201 4th Avenue North, Ste 150, Nashville, TN 37219

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Marc F. LaGasse 160 Athens Way Nashville, TN 37228	Marc F. LaGasse 160 Athens Way Nashville, TN 37228	116-06-0-010.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $10.00 cash in hand paid, and other good and valuable consideration , the receipt of which is hereby acknowledged,

JAMES W. AYERS AND JANET E. AYERS, TENANTS BY THE ENTIRETIES

hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto

MARC F. LAGASSE, UNMARRIED

hereinafter called the GRANTEE, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, in the City of Belle Meade, described according to a survey made by John M. Sullivan, Civil Engineer, November 21, 1955, as follows:

Beginning on the westerly margin of Belle Meade Boulevard at a point 330 feet north of the northeast corner of the property conveyed to Julia M. Trabue, by deed from Thomas H. Malone, et al, of record in Book 1081, page 657, Register's Office for Davidson County, Tennessee; thence with said Boulevard, North 6 deg. 15 min. west 631 feet to the beginning of a curve; thence around said curve with a radius of 30 feet northwestwardly 68 feet to the southeasterly margin of Harding Road; thence with said Road, South 43 deg. 30 min. West 639 feet to a stake; thence South 19 deg. West 32.4 feet to a stake in the easterly line of the property conveyed to Julia Malone Trabue, by deed from Thomas H. Malone, Jr., et al, of record in Book 1108, page 97, said Register's Office; thence with said

line, South 29 deg. 30 min. East 429.3 feet; thence North 63 deg. 19 min. East 377.4 feet thence North 22 deg. 24 min. East 58 feet to the beginning, containing 6.7 acres, more or less.

Together with beneficial interest in and to that certain perpetual easement protecting vegetation as set out in Easement of record in Book 5920, page 797, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JAMES W. AYERS and JANET E. AYERS, TENANTS BY THE ENTIRETIES, by deed from DOROTHY B. EARTHMAN, AS TO 50% INTEREST, DOROTHY B. EARTHMAN, TRUSTEE OF THE FAMILY TRUST U/W/O WILLIAM F. EARTHMAN, JR., A 25.66% INTEREST; DOROTHY B. EARTHMAN, TRUSTEE OF THE MARITAL TRUST U/W/O WILLIAM F. EARTHMAN, JR., A 16.38% INTEREST; DOROTY B. EARTHMAN, TRUSTEE OF THE EXEMPT TENNESSE QTIP TRUST U/W/O WILLIAM F. EARTHMAN, JR., A 4.14% INTEREST AND DOROTHY B. EARTHMAN, TRUSTEE OF THE NON-EXEMPT TENNESSEE QTIP TRUST U/W/O WILLIAM F. EARTHMAN, JR., A 3.82% INTEREST, of record in Instrument No. 20130201-0010957, dated January 30, 2013, said Register's Office.

This conveyance is made subject to the following:

1. Grantee assumes 2015 property taxes.

2. Easement for Sanitary Sewers conveyed to the City of Belle Meade of record in Book 5808, page 609, said Register's Office.

3. Easement of record in Book 5920, page 797 and re-recorded in Book 5923, page 205, said Register's Office.

This is improved property located at 105 Belle Meade Boulevard, Nashville, TN 37205.

TO HAVE AND TO HOLD said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, their heirs and assigns forever.

GRANTOR further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said GRANTEE, their heirs and assigns against the lawful claims of all persons claiming by, through or under GRANTOR, but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 29TH day of January, 2015.

James W. Ayers

Janet E. Ayers

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, James W. Ayers, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28TH day of January, 2015.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES: July 6, 2015

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Janet E. Ayers, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29TH day of January, 2015.

Notary Public

My Commission Expires: MY COMMISSION EXPIRES: July 6, 2015