PREPARED BY (AND RETURN TO):

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Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20150021311 DEEDWARR
Recvd: 03/24/15 10:24 2 pgs
Fees:13.00 Taxes:4958.00
20150324-0025150

PREPARED BY: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203 RETURN TO:

W & I Ref: (DM) Title No.: 57248
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Tonya F. Hinton John D. Price 1211 Belle Meade Blvd. Nashville, TN 37205	OWNERS

TAX MAP PARCEL NUMBERS: 13013002000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,340,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **J. Craig Oxford, Trustee of the J. Craig Oxford Revocable Trust under the Agreement dated Sept. 10, 1992 (erroneously referred to as the J. C. Oxford Revocable Trust)**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Tonya F. Hinton,*unmarried and John D. Price,*unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: To Wit:

***John D.Price, an undivided 78% interest; Tonya F. Hinton, an undivided 22% interest**

Land in Davidson County, Tennessee, being part of Block "G" on the Map of Belle Meade Subdivision, No. 2, as of record in Book 421, page 51, Register's Office for Davidson County, Tennessee, also shown as part of an unnumbered tract in the southeasterly corner of the plan of Highlands of Belle Meade, as of record in Book 547, page 180, said Register's Office, described according to a survey made by John M. Sullivan, County Surveyor, April 3, 1954, as follows:

Beginning on the westerly margin of Belle Meade Boulevard at the southeast corner of the property conveyed to Sam F. Coleman and wife, by deed from Mary H. Kirkland, of record in Book 1284, page 605, said Register's Office; thence with the southerly line of said Coleman property north 56 deg 30' west 300 feet to the easterly line of the property conveyed to Kathryn Babb by deed from Mary H. Kirkland, of record in Book 1344, page 275, said Register's Office; thence with the easterly line of said Babb property south 33 deg 30' west 107 feet to the center of Page Road; thence with the center of said Road south 14 deg 44' east 54.5 feet and south 6 deg 16' east 86.2 feet to the northwest corner of a part of Block "G" conveyed to the City of Nashville from Mary H. Kirkland, of record in Book 1280, page 581, said Register's Office; thence with the northerly line of said City of Nashville property south 56 deg 30' east 204.2 feet to the westerly margin of Belle Meade Boulevard; thence with said Boulevard north 33 deg. 30' east 209.8 feet to the beginning.

Being the same property conveyed to J. Craig Oxford, Trustee of the "J.C. Oxford Revocable Trust" under the Agreement dated September 10, 1992 by General Warranty Deed from Juliet Lytle Ragland and Elizabeth Ragland Chalfant, dated June 29, 1993 and recorded on June 29, 1993 of record in Book 8997, page 436, Register's Office for Davidson County, Tennessee. The correct trust name is the J. Craig Oxford Revocable Trust under agreement dated September 10,1992.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2015, and subsequent years; All Matters shown on the Plan, with Owner's Certificate, of record in Book 547, page 180, said Register's Office. Title to that portion of the premises embraces within the boundary of Page Road. Water Rights as set forth in the deed of record in Book 749, page 645, said Register's Office.

This is improved property, known as 1211 Belle Meade Boulevard, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 12th day of March, 2015.

J. Craig Oxford, Trustee of the J. Craig Oxford Revocable Trust under the Agreement dated Sept. 10, 1992 (erroneously referred to as the J. C. Oxford Revocable Trust)

State of Tennessee

County of Davidson

On this 12th day of March, 2015, before me the undersigned authority, personally appeared J. Craig Oxford, Trustee of the J. Craig Oxford Revocable Trust under the Agreement dated Sept. 10, 1992 (erroneously referred to as the J. C. Oxford Revocable Trust), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. LEVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $1,340,000.00.

Affiant

Sworn and subscribed before me this 12th day of March, 2015.

Notary

My Commission Expires: 1-8-19