WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,385,000.00

Affiant

Subscribed and sworn to before me, this 30th day of March, 2015

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hubert A. Crouch III	New Owner	130-15-0
(NAME)	(NAME)	(MAP)
2900 Tyne Blvd.		033.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, I/we, Susan Annette Hiles and Charles R. Boyd, wife and husband, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Hubert A. Crouch III, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land located in the 34th Councilmanic district of Nashville, Davidson County, Tennessee at the Northwest intersection of Tyne Boulevard and Harpeth Hills Drive, being Lot 34, Block "A", Tyne Meade (not of record) and being bounded on the North by Hoffmeister on the East by Harpeth Hills Drive on the South by Tyne Boulevard and on the West by Ragan, described according to a Boundary Survey dated April 19, 2004, by Campbell, McRae and Associates Surveying, Inc., (John Hood TN. R.L.S.#1838) as follows:

Beginning at an iron pipe (old) on the Northerly margin of Tyne Boulevard, said pipe being the Southeast corner of the William and Charlotte Ragan land (Book 11484, Page 491 R.O.D.C., TN); thence leaving said Northerly margin with said Ragan N 31 deg. 42 min. 37 sec. E 314.47 feet to an iron rod (new) in the southerly line of the John Hoffmeister land (Book 3403, Page 39 R.O.D.C., TN) Also known as Lot 1, Block "D", Tyne Meade Section 3 (Book 1424, Pages 12 thru 14, R.O.D.C., TN); thence with said Hoffmeister S 58 deg. 32 min. 44 sec. E 155.48 feet to an iron rod (new) on the Westerly margin of Harpeth Hills Drive; thence with said Westerly margin with a curve to the right that has a radius of 475.00 feet a chord bearing and distance of S 26 deg. 25 min.. 56 sec. W 117.76 feet for an arc length of 118.06 feet to a concrete monument (old); thence S 33 deg. 34 min. 47 sec. W 117.70 feet to an iron rod (new) at the right of way return of said Tyne Boulevard; thence with a curve to the right that has a radius of 25.00 feet, a chord bearing and distance of S 78 deg. 17 min. 48 sec. W 35.31 feet for an arc length of 39.20 feet to a concrete monument (old) on said Northerly margin of Tyne Boulevard; thence with said Northerly margin N 56 deg. 36 min. 09 sec. W 134.93 feet to the point of beginning containing 1.18 acres, more or less.

Being the same property conveyed to Susan Annette Hiles and Charles R. Boyd, husband and wife by Quitclaim Deed from Kathryn W. Dickens, a single person, of record in Instrument No. 20040702-0078900, Register's Office for Davidson County, Tennessee, dated June 1, 2004 and recorded on July 2, 2004.

Being also known as 2900 Tyne Blvd., Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20150023460 DEEDWARR
Recvd: 03/31/15 11:06 2 pgs
Fees:13.00 Taxes:5124.50
20150331-0027684

This conveyance is subject to the taxes for the current year which have been prorated and assumed by Grantee and subsequent years, a lien but not yet due and payable.

This is ( ) unimproved (X) improved property, known as: 2900 Tyne Blvd., Nashville, Tennessee 37215

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 my/our hand(s) this 30th day of March, 2015.

Susan Annette Hiles
Susan Annette Hiles

Charles R. Boyd
Charles R. Boyd

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Susan Annette Hiles; Charles R. Boyd with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 30th day of March, 2015.

Notary Public

My Commission Expires: 7/4/2015

John M. Wells
State of Tennessee
Notary Public
Davidson County