BILL GARRETT, Davidson County
Trans:T20150030205 DEEDWARR
Recvd: 04/21/15 15:15 7 pgs
Fees:38.00 Taxes:3700.00
20150421-0035659

This Instrument prepared by
and after recording return to:
G. Miller Hogan, II, Esq.
JONES HAWKINS & FARMER PLC
150 FOURTH AVENUE NORTH, SUITE 1820
NASHVILLE, TN 37219

# WARRANTY DEED

| Address of new owner as follows: | Send tax bills to: | Map-Parcel No. |
|---|---|---|
| **1262 Hitt Lane, LLC**<br>**340 Royal Poinciana Way**<br>**Suite 317-213**<br>**Palm Beach, FL 33480-4048** | **(Same)** | **025-00-0-101.00** |

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Know all men by these presents that, **Berry Scott Mitchell**, an unmarried person and the **Estate of Deborah Mitchell Church** (the "Grantors"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantors, in hand paid by **1262 Hitt Lane, LLC**, a Tennessee Limited Liability Company (the "Grantee"), the receipt and sufficiency of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

The land referred to in this Commitment is situated in the County of Davidson, State of Tennessee, and described as follows:

Land in Davidson County, being a tract of land in the Tenth, formerly Twentieth Civil District of Davidson County, Tennessee, being parts of Lots No. 7 and 8 on the plan of the lands of John H. Cartwright, deceased, as of record in Minute Book "J", Page 529, County Court for Davidson County, and described as follows:

BEGINNING at a point in the southern boundary line of said Lot 7, the center of a County Road and running thence south 66 and 3/4 degrees East, with the center of said County Road, 14 poles, more or less, to a beech; thence South 69 and 1/2 degrees East, with the center of said Road, 24 poles to an elm; thence South 66 degrees East with the center of said Road, 28.68 poles to a stake in the center of the Old Dickinson or Old Dickerson Turnpike Road; thence North 55 and 1/2 degrees East with the center of said Dickerson Turnpike Road, 18.40 poles; thence north 68 degrees East, with the center of said Dickerson Turnpike Road, 9.04 poles to the Southwest corner of a tract of

land (being Lots No. 5 and 6 and the easterly part of Lots No. 7 and 8 on said plan) owned by the heirs of John B. Cartwright, deceased; thence North 22 degrees West, with the western boundary line of said tract of land, 176 and 1/2 Poles to the northern boundary line of said Lot No. 8; thence South 36 degrees West, 'with said boundary line, 62 poles, more or less, to a beech; thence West 4 and 1/2 poles to the center of said County Road, the northwest corner of said Lot No. 8; thence South 15 degrees East, with the center of said County Road, 110.0 poles, more or less, to the beginning, containing 60 acres, more or less.Being the same property conveyed to H.L. Worrell by deed from A.O. Ring and wife, Mary Pearl Ring, which is of record in Book 3909, Page 471, Register's Office for Davidson County, Tennessee.

INCLUDED IN THIS DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THE ABOVE DESCRIBED TRACT OF LAND ARE THE FOLLOWING THREE TRACTS:

A TRACT of land in the City of Goodlettsville (formerly 10th Civil District) Davidson County, Tennessee, and being a part of the land conveyed to A.O. Ring and wife, Mary Pearl Ring, from J. R. Ozier and wife, by deed recorded in Book 1307, Page 82, Register's Office for Davidson County, Tennessee and described in detail as follows:

BEGINNING at a tack in the intersection of the Centerlines of Old Dickerson Road and Hitt Lane, being a corner in the H.L. Worrell land known as Solitude Stock Farm; thence with the centerline of Hitt Lane North 60 degrees West 241.6 feet to a point: thence North 67 degrees 15 minutes West 88.3 feet to a point; Thence leaving the centerline of Hilt Lane North 25 degrees 15 minutes East passing an iron stake at 25 feet, in the northerly margin of Hitt Lane, in all 254.3 feet to an, iron stake in a garden fence. Thence with said garden fence North 66 degrees 36 minutes East 226.6 feet to an iron stake in a field; Thence South 15 degrees 00 minutes East passing an iron stake at 274.9 feet in the northerly margin of Old Dickerson Road, in all 399.9 feet to a nail in the Centerline of old Dickerson Road and in the north line of said Solitude Stock Farm. Thence with the centerline of Old Dickerson Road South 55 degrees 58 minutes West 156.1 feet to the point of beginning, containing 2.71 acres more or less according to Survey No. 65-382, dated June 25, 1965 by Wm. Collier Parrish Associates, Civil Engineers, 2907 Granny White Pike, Nashville Tennessee.

ALSO INCLUDED BUT EXPRESSLY EXCLUDED from the above described tract of land is the property conveyed to Wheeler A. Carlisle, et ux. by deed from H.L. Worrell of record in Book 4378, Page 680, Register's Office for Davidson County, Tennessee and the property conveyed to H.L. Worrell by deed from Wheeler A. Carlisle, et ux, of record in Book 4442, Page 602, Register's Office for Davidson County, Tennessee.

ALSO INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS Land in the 10th Civil District of Davidson County, Tennessee, being part of Lot No. 7 of the Lands of John H. Cartwright, Deceased, as of record in Minute Book "J", Page 529, County Court for said County, described according to a survey made by Wayne S. Cooper, Surveyor, dated March 26, 1973, as follows:

BEGINNING at a point in the easterly margin of an unnamed Road, said point being the westerly corner of the Bruce W. Hadlock property; thence with said margin of said unnamed Road,

North 3 degrees, 36 minutes 20 seconds West 100.03 feet to a point, and North 10 degrees 45 minutes 20 seconds West 100.00 feet to a point, and North 13 degrees 04 minutes West 99.99 feet to a point and North 15 degrees 18 minutes 20 seconds West 99.99 feet to a point in the southwesterly corner of the Mitchell property; thence with Mitchell's south margin North 67 degrees 01 minutes East 315.86 feet to a point; thence South 21 degrees 38 minutes 13 seconds East 417.03 feet to a point; thence south 71 degrees 00 minutes West 392.00 feet to the point of beginning.

Being the same property conveyed to NAOMI K. MITCHELL AND HUSBAND GEORGE K. MITCHELL, by deed from H. L. WORRELL, UNMARRIED, of record in Book 4471, page 85, dated December 28, 1970, said Register's Office. The said George K. Mitchell having predeceased Naomi K. Mitchell on or about December 21, 1975. The said Naomi K. Mitchell having since died testate on or about December 10, 1984. John W. Nelley, Jr., Berry Scott Mitchell and Deborah Mitchell Church, Co-Executors of the Estate of Naomi Mitchell Kotsko a/k/a Naomi K. Mitchell, Docket No. 75829 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) has full power to convey said property pursuant to an executory contract. John W. Nelley, Jr., Berry Scott Mitchell and Deborah Mitchell Church, Co-Executors of the Estate of Naomi Mitchell Kotsko a/k/a Naomi K. Mitchell conveyed said property to Berry Scott Mitchell and Deborah Mitchell Church, as tenants in common by Quitclaim Deed of record in Book 7511, page 867, dated April 1, 1988, said Register's Office. The said Deborah Mitchell Church died testate on or about November 2, 2014. Jason M. Church and John W. Nelley, Jr, Co-Executors of the Estate of Deborah M. Church, Docket No. 14P-1855 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) has full power to convey said property pursuant to an executory contract.

This is improved property commonly known as: **1262 Hitt Lane, Nashville, Tennessee 37072.**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat and including, but not limited to: (a) Utility Easement of record in Book 4902, page 943, said Register's Office.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee and his/her heirs, successors and assigns, forever.

The Grantors, for themselves and their heirs, successors and assigns covenants with the Grantee that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple to the Property; that the Grantors have good right and lawful authority to sell and convey the Property; that the Grantors have committed no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantors do hereby bind themselves and their, successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee and its heirs, successors and assigns, against the lawful claims of all persons whomsoever.

**[SIGNATURE PAGES FOLLOW]**

**- Signature Page: Berry Scott Mitchell -**

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of the 15 day of April, 2015.

Berry Scott Mitchell

STATE OF CALIFORNIA )
)
COUNTY OF ORANGE )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Berry Scott Mitchell**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at office on this 15TH day of April, 2015 .

Notary Public

My commission expires: 07/24/2015

JEFF SCHWARTZ
Comm. #2075608
Notary Public - California
Orange County
Comm. Expires Jul 24, 2018

**- Signature Page: John W. Nelly, Jr. –**

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of the ____ day of April, 2015.

John W. Nelley, Jr., Co-Executor of the Estate of Deborah M. Church

STATE OF Tennessee )
)
COUNTY OF Davidson )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **John W. Nelley, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Co-Executor of the Estate of Deborah Mitchell Church the within named bargainor, and that he as co-executor, executed the foregoing instrument for the purpose therein contained, by personally signing his name as co-executor.

Witness my hand and seal, at office on this 15th day of April, 2015.

Notary Public

My commission expires: 8-17-2015

T. KATHLEEN HOLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**- Signature Page: Jason M. Church, Jr. –**

IN WITNESS WHEREOF, this Warranty Deed is executed by the Grantor as of the ____ day of April, 2015.

Jason M. Church, Jr., Co-Executor of the Estate of Deborah M. Church

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jason M. Church**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Co-Executor of the Estate of Deborah Mitchell Church the within named bargainor, and that he as co-executor, executed the foregoing instrument for the purpose therein contained, by personally signing his name as co-executor.

Witness my hand and seal, at office on this 15th day of April, 2015.

J. Kathleen Hollins
Notary Public

T. KATHLEEN HOLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 8-17-2015

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value for this transfer of this property, whichever is greater is $1,000,000.00.

Terri D. Jackson
Affiant

Sworn to and subscribed before me on this 21st day of April, 2015.

LYNNE E. NEELEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Lynne E. Neeley
Notary Public
My Commission Expires: 8/17/2015