NEW OWNER:

Joel Shideler, Trustee of the Otter
Creek Land Trust UAD May 6, 2015
P.O. Box 340020
Nashville, TN 37203

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 15-0344

SEND TAX BILLS TO:

New Owner

Space for Recorder's Stamp

Davidson County DEEDWARR
Recvd: 05/18/15 16:03 4 pgs
Fees:23.00 Taxes:6475.00
20150518-0045731

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Seven Hundred Fifty Thousand and 00/100 Dollars ($1,750,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JEREMY LYONS and wife, ANNA LYONS** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **JOEL SHIDELER, Trustee of the Otter Creek Land Trust Under Agreement Dated May 6, 2015** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 4 on the Plan of Waterswood-Heights, Section One of record in Plat Book 3842, Page 18, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin in the southerly margin of Otter Creek Road, said iron pin being 720 feet from the northeast corner of Mable Ward et al, property, as of record in Book 770, Page 64, and Book 939, Page 434, Register's Office for Davidson County, Tennessee; said northeast corner of Mable Ward et al, property is also the northwest corner of the 23.5 acre tract, more or less owned by Glenn Waters of which the herein described tract is part; thence eastwardly with the southerly margin of Otter Creek Road around a 1.933 degree curve 9.20 feet to the end of the curve; thence continuing along the southerly margin of said road North 61 deg. 52' East 163.88 feet to the beginning of a 3,929 degree curve; thence eastwardly around said 3,929 curve, 106.92 feet to an iron pin, the northeast corner of the herein described tract; thence leaving the southerly margin of Otter Creek Road, south 13 deg. 12' 40" East, 808.66 feet to an iron pin, the southeast corner of the herein described tract, said southeast corner is also in the northerly margin of a 50 foot wide easement that runs parallel to and north of Glenn Waters southerly line; thence North 86 deg. 30' 45" West 228.00 feet with the northerly margin of the 50 foot easement to an iron pin, the southwest corner of the herein described tract; thence North 17 deg. 42' 30" West 727.73 feet to an iron pin, the point of beginning and containing 4.1 acres, more or less.

BEING the same property conveyed to Jeremy Lyons and wife, Anna Lyons by Warranty Deed from Amanda Dean, Successor Trustee of The 1609 Otter Creek Trust, dated January 16, 2014 and of record in Instrument No. 20140123-0006416, Register's Office for Davidson County, Tennessee.

Together with rights in and to the use of a 50 foot driveway easement as shown in the plan of record in Book 3842, Page 18, Register's Office of Davidson County, Tennessee.

This is IMPROVED property known as 1609 Otter Creek Road, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 15th day of **May, 2015**.

JEREMY LYONS

ANNA LYONS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JEREMY LYONS AND ANNA LYONS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office 15th day of ~~May, 2015~~.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **1,750,000.00** .

Joel A Swidler

AFFIANT

Sworn to and subscribed to before me 15th day of **May, 2015.**

NOTARY PUBLIC

My commission expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

True Copy Certification

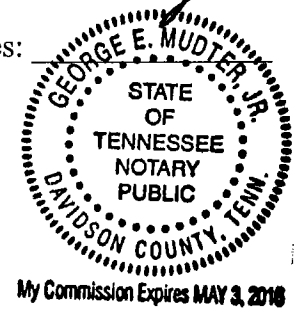
I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:



My Commission Expires MAY 3, 2016