File Box 8

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32352-04-2015**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,500,000.00. Affiant Subscribed and sworn to before me this 8th day of June, 2015. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: James Thomas, Sloan Thomas 216 Belle Meade Blvd. Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 116 10 0 119 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sandra Ware Davis Owen, a 50% interest as tenant in common, Barbara Owen Smith, a 25% interest as tenant in common and Victoria Owen Klein, a 25% interest as tenant in common**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Thomas and Sloan Thomas, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 216 Belle Meade Blvd., Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

BILL GARRETT, Davidson County
Trans: T20150046875 DEEDWARR
Recvd: 06/12/15 14:23 3 pgs
Fees: 18.00 Taxes: 5550.00
20150612-0056019

IN WITNESS WHEREOF, Grantor has executed this instrument on the 8th day of June, 2015.

Sandra Ware Davis Owen

Barbara Owen Smith

Victoria Owen Klein
BY: Justin P. Wilson, Attorney-In-Fact

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Sandra Ware Davis Owen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of June, 2015.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 3, 2016

Notary Public

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 8th day of June, 2015.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 3, 2016

Notary Public

My Commission Expires:

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Justin P. Wilson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-In-Fact for the said **Victoria Owen Klein** and is authorized by the said **Victoria Owen Klein** to execute this instrument on her behalf.

Witness my hand, at office, this 8th day of June, 2015.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAY 3, 2016

Notary Public

My Commission Expires:

EXHIBIT "A"

Being Lot No. 3 and the southerly 25 feet of Lot No. 2 of Block "B" on the plan of the Honeywood Subdivision of the Malone Estate, described together according to a survey by T. R. Sanford, Surveyor, dated December 18, 1961, as follows:

Beginning at a point in the easterly margin of Belle Meade Boulevard, the common corner of Lots Nos. 3 and 4; thence easterly with the line between said two lots 344 feet to a point, the common corner of Lots Nos. 3, 4, 14 and 15; thence northerly with the line between said Lots Nos. 3 and 15, and along a portion of the line between Lots Nos. 2 and 16, 229 feet to a point 25 feet northerly from the common corner of Lots Nos. 2, 3, 15 and 16; thence westwardly 254.76 feet to a point in the easterly margin of said Boulevard, 25 feet northerly from the common corner of Lots Nos. 2 and 3; thence southerly with the easterly margin of said Boulevard 150 feet to the point of beginning.

Being the same property conveyed to Sandra Ware Davis Owen, a 50% interest as tenant in common, Barbara Owen Smith, a 25% interest as tenant in common and Victoria Owen Klein, a 25% interest as tenant in common, by Executor's Deed dated July 10, 1993 from Fred D. Bryan, Executor under the Will of Ralph Owen, Jr., of record in Book 9021, page 300, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Taxes for the year 2015, having been prorated by the parties and assumed by the Grantees.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. Easement for sanitary sewer granted to the City of Belle Meade of record in Book 5799, page 529, Register's Office for Davidson County, Tennessee.