THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15074695** BILL GARRETT, Davidson County Trans:T20150060055 DEEDWARR Recvd: 07/23/15 09:05 2 pgs Fees:13.00 Taxes:4569.50 20150723-0072137	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,235,000.00. Affiant Subscribed and sworn to before me, this 21st day of July, 2015. Notary Public My Commission Expires: JULY 3, 2017 JAMES T. HARRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES

WARRANTY DEED

Address New Owner: Joel William Vuylsteke, Special Trustee 2850 Ocean Park Blvd, Ste 300 Santa Monica, CA 90405-6216	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 15802001100

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, **Scott Sheehan and Oceana Sheehan, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Joel William Vuylsteke, as Special Trustee of the Grand Beach Trust dated September 6, 1997** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A tract of land in the 7th Civil District of Davidson County, Tennessee, being part of the Robert L. Goodpasture 11 acre tract, and described according to a survey made by Cantrell, Connell & Morrison, Engineers in July, 1956, as follows:

Beginning at a point in the Easterly margin of Hillsboro Pike at the Southwest corner of the original 11 acre tract; thence leaving said Pike and along Kelly's Northerly boundary line South 86 degrees East 500 feet to a point, the Southwest corner of the property conveyed to Edmund D. Milam and wife, by deed of record in Book 3435, Page 431, thence along Milam's Westerly line Northeasterly 196 feet to a point; thence North 86 degrees West 500 feet to a point in the Easterly margin of the Hillsboro Pike; thence with the margin of the same South 28 degrees West 196 feet to the point of beginning.

Being the same property conveyed by Warranty Deed from Land Development.Com, Inc., a Tennessee Corporation to Scott Sheehan and Oceana Sheehan, husband and wife, as recorded on the 10th day of March, 2014 in Instrument No. 20140310-0019777; Warranty Deed from William F. Majors and wife, Maxine E. Majors to Land Development Com., Inc., as recorded on the 8th day of March, 2013 in Instrument No. 20130308-0023445 and Warranty Deed from Kenneth M. Draper and wife, Maria P. Draper to William F. Majors and wife, Maxine E. Majors, as recorded on the 20th day of October, 2003 in Instrument No. 20031020-0154952, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement for Sanitary Sewer and/or Storm Drainage, recorded in Book 8149, Page 925.

NOTE: THE AMOUNT OF ACREAGE STATED IN THE LEGAL DESCRIPTION IS NOT INSURED.

This is improved property located at 6238 HILLSBORO PIKE Nashville TN 37215-5502

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of July, 2015.

Scott Sheehan

Oceana Sheehan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Scott Sheehan and Oceana Sheehan, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of July, 2015.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017