Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*

W & I Ref: (DM) Title No.: 57720
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Edward Brian Brown Vivian Brown 515 Jackson Blvd. Nashville, TN 37205	SAME

TAX MAP PARCEL NUMBERS: 13002014001

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$2,800,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael D. Sontag, Trustee**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Edward Brian Brown and Vivian Brown, husband and wife, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Davis Estates of record in Book 3600, pages 25 and 26, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Michael D. Sontag, Trustee, by Warranty Deed from Mary Elizabeth Franklin, Trustee of teh Mary Elizabeth Franklin Revocable Trust under agreement dated September 28, 2006, as amended and restated under agreement dated June 27, 2012, being dated March 29, 2013, recorded April 1, 2013 of record in Instrument No. 20130401-0031053, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2015, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 3600, pages 25 and 26, said Register's Office.

This is improved property, known as 515 Jackson Blvd., Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

BILL GARRETT, Davidson County
Trans:T20150072295 DEEDWARR
Recvd: 08/26/15 09:40 2 pgs
Fees:13.00 Taxes:10360.00
20150826-0086236

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 25th day of August, 2015.

Michael D. Sontag, Trustee

State of Tennessee

County of Davidson

On this 25th day of August, 2015, before me the undersigned authority, personally appeared Michael D. Sontag, Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

LORI D. COX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 3, 2015

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $2,800,000.00.

Affiant

Sworn and subscribed before me this 25th day of August, 2015.

Notary

My Commission Expires: _____

LORI D. COX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires November 3, 2015