THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15074829**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,150,000.00 Affiant Subscribed and sworn to before me, this 27th day of August 2015. Notary Public My Commission Expires: March 8, 2016

PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
3910 WEST END AVE.
NASHVILLE TN 37203

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Charles Parrott 316 South Wilson Boulevard Nashville TN 37205-1928	New Owner	Tax Parcel ID No. 103-16-111.00

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, **Tennessee Realty Development, LLC., a Delaware Limited Liability Company**("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles W. Parrott and Deborah W. Parrott, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 1, WHITLAND REALTY COMPANY'S SUBDIVISION, RESUBDIVISION/PARTITION PART OF LOT 21, BLOCK "L", as shown on Instrument No. 20140224-0015400, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from R. Sydney Smith and wife, Iris W. Smith to Tennessee Realty Development LLC, a Delaware limited liability company, as recorded on the 17th day of September, 2013 in Instrument No. 20130917-0097831 and Installment Deed from R. Sydney Smith and wife, Iris W. Smith to Downs, Inc., a Tennessee corporation, as recorded on the 4th day of January, 1961 in Deed Book 3166, Page 290, 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of WHITLAND REALTY COMPANY'S SUBDIVISION, RESUBDIVISION/PARTITION PART OF LOT 21, BLOCK "L", as recorded in Instrument No. 20140224-0015400.

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

Easement for the flow of the waters of the Richland Creek, and the rights of the public therein.

Notice of Completion for Lot 2 of Resubdivided Property recorded at Instrument No. 20150505-0040977.

BILL GARRETT, Davidson County
Trans:T20150073796 DEEDWARR
Recvd: 08/31/15 12:35 2 pgs
Fees:13.00 Taxes:4255.00
20150831-0088056

Lot 2 of Resubdivided Property Sold Off at Instrument No. 20150505-0040978.

This is improved property located at 316 South Wilson Boulevard Nashville TN 37205-1928

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 27th day of August 2015.

Tennessee Realty Development, LLC.

By: _____
Jim Cowen, agent

STATE OF Texas
COUNTY OF Dallas

Before me, the undersigned, of the State and County aforesaid, personally appeared Jim Cowen, 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 agent (or other officer authorized to execute the instrument) of Tennessee Realty Development, LLC., a Delaware limited liability company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand and official seal, at office in Dallas, Texas, this 27th day of August 2015.

_____
Notary Public

LUGENE FRIEDHOLM
MY COMMISSION EXPIRES
March 11, 2018