(2)

BILL GARRETT, Davidson County
Trans:T20150074270 DEEDWARR
Recvd: 09/01/15 11:01 2 pgs
Fees:13.00 Taxes:2109.00
20150901-0088622

THIS INSTRUMENT PREPARED BY: WESLEY D. TURNER **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $570,000.00. Eleanor D. Teal Affiant Subscribed and sworn to before me, this 7th day of August, 2015. Notary Public My Commission Expires:

WESLEY D. TURNER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 2, 2018

Address New Owner As Follows: Sullivan F. Marsden, Trustee 150 3rd Avenue South, Ste. 1700 Nashville, TN 37201	Send Tax Bills To: New Owner	Map-Parcel Number: 116 08 0 155.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **DONALD CHRISTIAN TEAL, JR.**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **SULLIVAN F. MARSDEN, TRUSTEE OF THE JOHN F. PORTERFIELD GST EXEMPT TRUST FBO GRACE PORTERFIELD TEAL AS TO A SEVENTY PERCENT (70%) UNDIVIDED INTEREST AND ELEANOR D. TEAL, AS TO A THIRTY PERCENT (30%) UNDIVIDED INTEREST, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 6 , as shown on the map entitled Woodmont Park Subdivision, of record in Plat Book 547, page 148, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot No. 6 fronts 100 feet on the northerly side of Woodmont Boulevard and runs back between parallel lines 250 feet to a dead line.

Being the same property conveyed to Donald Christian Teal, Jr., by deed from Gail W. Churchill and wife, Marjorie M. Churchill, of record in Book 4973, page 270, dated November 20, 1975, said Register's Office.

The subject property is not the usual place of residence of the Grantor.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2015 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 547, page 148, said Register's Office.

This is improved property known as: **3706 Woodmont Boulevard, Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever; and Grantor covenants with the said Grantees that he is lawfully seized 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; and further covenants and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 27th day of August, 2015.

Donald Christian Teal, Jr
Donald Christian Teal, Jr.

By: Sullivan F. Marsden, Attn in fact
Sullivan F. Marsden, Attorney-in-Fact,
Pursuant to Power of Attorney of record in
Inst. No 20150901-0088621 RODCT.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for and in the State and County aforesaid, Sullivan F. Marsden, to me known, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument on behalf of Donald Christian Teal, Jr., and who acknowledged that he executed the same as the free act and deed of the said Donald Christian Teal, Jr..

Witness my hand and official seal this 27 day of August, 2015.

Notary Public

My Commission Expires: 06/21/2016

WESLEY D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 2, 2018