WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,045,000.00**

Danielle C Ontiveros
Affiant

Subscribed and sworn to before me, this 31st day of August, 2015.

Jennifer D. Stacey
Notary Public

MY COMMISSION EXPIRES: 9/20/17
(AFFIX SEAL)

JENNIFER D. STACEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150074356 DEEDWARR
Recvd: 09/01/15 12:58 3 pgs
Fees:18.00 Taxes:3866.50
20150901-0088714

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danielle Ontiveros	Commerce Union Bank	Tract One - 12700024400
(NAME)	(NAME)	
2390 Bellevue Manor	101 Creekstone Blvd., Ste. 200	Tract Two - 12700029300
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Wayne Robertson and Adinah Robertson, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Danielle C. Ontiveros, single woman**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Tract One:

A Tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin set on the South right-of-way line of Bellevue Manor Drive, a 50-foot road, the Northwest corner of Lot 1, Bellevue Manor Subdivision as recorded in Plat Book 3600, Page 33, in the Register's Office for Davidson County, Tennessee Northeast corner of the property of Edward M. Polk, Jr. as recorded in Deed Book 4751, Page 746, Register's Office for Davidson County, Tennessee, and the Southeast corner of the herein described tract and proceeding: With the north boundary line of the property of Edward M. Polk Jr. and the north boundary line of the property of James R. Frazier as recorded in Deed Book 5375, Page 909, Register's Office for Davidson County, Tennessee, N 73° 53' 35" W 570.16 feet to an existing iron pin; thence with the East boundary line of Saddle Ridge Subdivision, as recorded in Plat Book 5200, page 367, Register's office for Davidson County, Tennessee, N 22 degrees 52' 53" W 179.93 feet to an existing concrete monument; thence, N 39 degrees 50' 22" W 1150.22 feet to an existing concrete monument; thence with a line severing the property of G.W. and W.K. Davis as recorded in Deed Book 6002, page 79, Register's Office for Davidson County, Tennessee, N 57 degrees 59' 26" E 708.54 feet to an existing concrete monument; thence with the West boundary line of Bellevue Manor Subdivision, the following bearings and distances to existing concrete monuments: S 47 degrees 29' 46" E 127.12 feet; S 52 degrees 08' 36" E 169.01 feet; S 29 degrees 12' 25" E 162.47 feet; S 19 degrees 38' 20" E 215.53 feet; S 32 degrees 20' 58" E. 145.36 feet; S 28 degrees 54' 53" E 116.88 feet; S 16 degrees 19' 54" E 443.31 feet; S 16 degrees 15' 19" E 414.32 feet to the point of beginning and containing 20 acres.

Included in the above description but expressly excluded therefrom is that portion of the foresaid land bounded and described as follows:

A 1.00 Acre (more or less) tract of land in the First Civil District of Davidson County, Tennessee being more particularly described as follows:

To get to the point of beginning (origin) of said tract, being in an iron pin set on the South right-of-way line of Bellevue Manor Drive, a 50-foot road, the Northwest corner of Lot 1, Bellevue Manor Subdivision, as recorded in Plat Book 3600, page 33, Register's Office of Davidson County, Tennessee, the Northeast corner of the property of Edward M. Polk, Jr. as recorded in

Deed Book 4751, page 746, said Register's Office, and the southeast corner of the property of Paul L. Eichel, of record in Deed Book 6304, page 449, said Register's Office, corrected at Book 6343, page 118, said Register's Office and proceeding as follows:

With the North boundary line of the property of Edward M. Polk, Jr. and the North boundary line of the property James R. Frazier as of record in Deed Book 5373, page 909, said Register's Office, N 73 degrees 53' 35" W 570.16 feet to an existing iron pin; thence with East boundary line of Saddle Ridge Subdivision, as recorded in Plat Book 5200, page 367, said Register's Office, N 22 degrees 52' 55" W 179.93 feet to an existing concrete monument; thence N 28 degrees 29' 16" W 788.28 feet to an iron pin, which is the point of origin (the point of beginning) of the boundaries of the herein described tract;

Thence N 42 degrees 38' 07" W 208.72 feet to an iron pin; thence N 47 degrees 21' 55" E 208.74 feet to an iron pin; thence S 42 degrees 38' 11" E 208.72 feet to an iron pin; thence S 47 degrees 21' 49" W 208.75 feet to an iron pin that is the point of origin (the point of beginning) of the boundaries of the herein described tract, and containing 1.00 more or less.

Together with a permanent easement for ingress and egress to the 1.00 acre tract, from and to Bellevue Manor Road, along an existing gravel road referred to in the instrument of record at Book 6491, page 11, said Register's office.

Tract Two:

Land in Davidson County, Tennessee, being a 1.00 acre (more or less) tract of land in the First Civil District, being more particularly described as follows; to-wit;

To get to the point of beginning (origin) of said tract, begin at an iron pin set on the South right-of-way line of Bellevue Manor Drive, a 50-foot road, the Northwest corner of Lot 1, Bellevue Manor Subdivision, as recorded in Plat Book 3600, page 33, in the Register's Office for Davidson County, Tennessee, the northeast corner of the property of Edward M. Polk, Jr, as recorded in Deed Book 4751, Page 745, in said Register's Office, and southeast corner of the property of Paul L. Eichel, of record in Deed Book 6304, Page 449, in said Register's Office, corrected in 6343, Page 118, in said Register's Office and proceeding as follows:

With the North boundary line of the property of Edward M. Polk, Jr. and the North boundary line of the property of James R. Frazier as of record in Deed Book 5375, Page 909, in said Register's Office, N 73° 53' 35" W. 570.16 feet to an existing iron pin; thence, with the East boundary line of Saddle Ridge Subdivision, as f record in Plat Book 5200, Page 367, in said Register's Office, N 22° 52' 55 W. 179.93 feet to an existing concrete monument; thence, N 28° 29' 16" W. 788.28 feet to an iron pin, which is the point of origin (the point of beginning) of the boundaries of the herein described tract:

Thence N 42° 38' 07" W. 208.72 feet to an iron pin; thence N 47° 21' 55" E. 208.74 feet to an iron pin; thence S 42° 38' 11" E. 208.72 feet to an iron pin; thence S 47° 21' 49" W. 208.75 feet to an iron pin that is the origin (the point of beginning) of the boundaries of the herein described tract, and containing 1.00 acre, more or less.

Together with a permanent easement for ingress and egress to this 1.00 acre tract, from and to Bellevue Manor Road, along an existing gravel road referred to in the instrument of record in Book 6491, Page 11, in said Register's Office.

Being the same property conveyed to Wayne Robertson and Adinah Robertson by Special Warranty deed from First Horizon Home Loan Corporation D/B/A First Tennessee Home Loans of record in Instrument No. 20061103-0136712 Register's Office for Davidson County, Tennessee, dated October 16, 2006 and recorded on November 3, 2006.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 2390 Bellevue Manor, Nashville, Tennessee 37221

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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, 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 persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 31st day of August, 2015.

Wayne Robertson
Wayne Robertson

Adinah Robertson
Adinah Robertson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Wayne Robertson and Adinah Robertson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 31st day of August, 2015.

Jennifer L. Stacey
Notary Public

My Commission Expires: 9/20/17

