BILL GARRETT, Davidson County
Trans: T20150075409 DEEDWARR
Recvd: 09/03/15 13:55 3 pgs
Fees: 18.00 Taxes: 1258.00
20150903-0090047

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $340,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 3 DAY OF Sept, 2015.

Notary Public

MY COMMISSION EXPIRES: 11/5/2018

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LOUISE M. TAYLOR, TRUSTEE OF THE MOUNTAIN VIEW TRUST	**SAME**	**Tract I:113-00-0-057.00** **Tract II: 113-00-0-058.00**
(NAME) **C/O TRI-STAR SPORTS & ENTERTAINMENT GROUP** **11 MUSIC CIR. S.**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37203**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, FRANK MCKEON AND KATHLEEN M. MCKEON, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **LOUISE M. TAYLOR, TRUSTEE OF THE MOUNTAIN VIEW TRUST,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

****LEGAL DESCRIPTIONS FOR SAID TRACTS I AND II ATTACHED AS "EXHIBIT A"****

This conveyance is subject to any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved(X) property, known as **8007 OLD CHARLOTTE PIKE & 0 BUFFALO ROAD, NASHVILLE, TN 37209**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 our hands this 3 day of September 2015.

FRANK MCKEON

KATHLEEN M. MCKEON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Frank McKeon and Kathleen M. McKeon,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 3 day of September, 2015.

My Commission Expires: **November 5, 2018**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

"EXHIBIT A"

Tract I: 8007 Old Charlotte Pike, Nashville, TN 37209

Being a tract of land in Davidson County, Tennessee, being more particularly described according to a survey of S.H. Hutchison dated January 16, 1954, and described in Deed Book 2963, Page 471, Register's Office for Davidson County, Tennessee, as follows, to-wit:

Beginning at a point in the center line of Old Charlotte Pike (formerly Charlotte Pike), said point being at the northeast corner of the old "Mayo and Campbell" tract (described in Deed Book 2702, Page 166, said Register's Office) and being the northwesterly corner of the herein described tract and being the point of beginning, thence from the point of beginning South 4 deg. West 47 poles (775.5 +/- feet) to the point being the southwesterly point of the herein described tract, thence South 80 deg. East 19.5 poles (321.7 +/- feet) to a point in the center line of Buffalo Road, thence with the center line of Buffalo Road, North 13 deg. West 12 poles (198 +/- feet) to a point in the center line of Buffalo Road, thence North 4 deg. East 4 poles (66 +/- feet) to a point in the center line of Buffalo Road, thence North 22 deg. East 4 poles (66 +/- feet) to a point in the center line of Buffalo Road, thence North 38 deg. 30' East 4 poles (66 +/- feet) to a point in the center line of Buffalo Road, thence North 54 deg. East 4 poles (66 +/- feet) to a point in the center line of Buffalo Road, thence North 71 deg. East 18 poles (297 +/- feet) to a point at the intersection of the center lines of Old Charlotte Pike and Buffalo Road, thence with the center line of Old Charlotte Pike North 88 deg. West 6 poles (99 +/- feet) to a point in the center line of Old Charlotte Pike, thence North 83 deg. West 6 poles (99 +/- feet) to a point in the center line of Old Charlotte Pike, thence North 50 deg. West 12.5 poles (206.25 +/- feet) to a point in the center line of Old Charlotte Pike, thence North 28 deg. West 10 poles (165 +/- feet) to a point in the center line of Old Charlotte Pike, thence North 55 deg. West 4.5 poles (74.25 +/- feet) to a point in the center line of Old Charlotte Pike, thence South 88 deg. West 11 poles (181.5 +/- feet) to a point in the center line of Old Charlotte Pike being the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED THEREFROM is that certain parcel conveyed to Mike McKeon and wife, Tressa McKeon, from Frank McKeon and wife, Kathleen M. McKeon, by Quitclaim Deed dated April 6, 2006, of record in Instrument No. 20060906-0109899, said Register's Office.

Being part of the same property conveyed to Frank McKeon and wife, Kathleen M. McKeon, from James A. Wood and wife, Doris F. Wood, by deed dated November 22, 1994, of record in Book 9529, page 115, Register's Office for Davidson County, Tennessee.

Tract II: 0 Buffalo Road, Nashville, TN 37209

Land in Davidson County, Tennessee, being in the 9th Civil District and described as follows from a survey by S. H. Hutchison, dated September 3, 1952:

Beginning at a point in the center of Buffalo Road, and C.G. Greer's south line; thence south 10° east with said Road 10 poles to the top of hill, at forks of road; thence with said road, the following calls: North 82° west 12 poles; north 63° 30' west 17 poles, north 68° west 16 poles to a point in Buffalo Road, large elm pointers; thence north 10° east 2½ poles to southwest corner of C.G. Greer's south line, south 77° east 41 poles, more or less, to the beginning, containing 2½ acres, more or less.

Being the same property conveyed to Frank McKeon and Kathleen M. McKeon, husband and wife, from James E. Wood and John E. Watson, Sr., Trustee of the John E. Watson, Sr. Revocable Living Trust Agreement dated September 25, 2001, by deed dated April 6, 2015, of record in Instrument No. 20150407-0030359, Register's Office for Davidson County, Tennessee.