THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15095226** DAVID B. GRAY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES: January 9, 2016	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $3,535,000.00 Affiant Subscribed and sworn to before me, this 21st day of September, 2015. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Ben Hill Willingham, III P. O. Box 150262 Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. Map 132-06, Parcel 47; Map 132-10, Parcel 62

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, **Raymond L. Danner, Jr., Trustee of the Judith B. Danner Revocable Living Trust dated April 7, 2014** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ben Hill Willingham, III, married**, ("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 Lots 3 and 4, RESUBDIVISION OF LOTS 2 AND 3, JOHN THOMPSON'S CURTISWOOD TRACT, REVISION ONE, as shown on plat of record in Instrument No. 20011003-0107323, 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 Quitclaim Deed from Judith Boyer Danner, an unmarried person to Raymond L. Danner, Jr., Trustee of the Judith B. Danner Revocable Living Trust dated April 7, 2014, as recorded on the 29th day of July, 2014 in Instrument No. 20140729-0067299; part of Quitclaim Deed from George P. Linebaugh, Jr., Trustee to Raymond L. Danner and wife, Judith Boyer Danner, as recorded on the 1st day of May, 1985 in Deed Book 6545, Page 889 and part of Deed from David A. Alexander and wife, Jane B. Alexander to Raymond L. Danner, as recorded on the 23rd day of May, 1975 in Deed Book 4915, Page 389, 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOTS 2 AND 3, JOHN THOMPSON'S CURTISWOOD TRACT, REVISION ONE, as recorded in Plat Book 3600, Page(s) 35, and Instrument No. 20011003-0107323.

This is improved property located at 815 and 819 N CURTISWOOD LN Nashville TN 37204-4313.

BILL GARRETT, Davidson County
Trans: T20150080698 DEEDWARR
Recvd: 09/22/15 13:53 2 pgs
Fees: 13.00 Taxes: 13079.50
20150922-0096356

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 21st day of September, 2015.

Raymond L. Danner, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Raymond L. Danner, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a trustee of the Judith B. Danner Revocable Living Trust dated April 7, 2014, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 21st day of September 2015.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018