THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **The Row Realty & Title, LLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203** JENNIFER S. GHANEM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 6, 2018	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $75,000.00 Affiant Subscribed and sworn to before me, this 25th day of September. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Louise M. Taylor c/o Peggy Stephens Tristar Sports & Entertainment 11 Music Circle South Nashville, TN 37203	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 113-00-0-190.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **MARJORIE AILEEN RICHARDSON DENTON,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **LOUISE M. TAYLOR, TRUSTEE OF THE MOUNTAIN VIEW TRUST** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

See **Exhibit "A"**

This property is commonly known as: **0 Charlotte Pike, Nashville, TN 37221**

This conveyance is subject to all easements and restrictions of record, the lien for property taxes that are not delinquent, any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors, heirs and assigns, forever.

And Grantor covenants that she has 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 herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, 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.

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BILL GARRETT, Davidson County
Trans:T20150082295 DEEDWARR
Recvd: 09/28/15 11:53 3 pgs
Fees:18.00 Taxes:277.50
20150928-0098207

IN WITNESS WHEREOF, Grantor has executed this instrument on this 25 day of September, 2015.

Marjorie Aileen Richardson Denton
MARJORIE AILEEN RICHARDSON DENTON

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, **MARJORIE AILEEN RICHARDSON DENTON,** the Grantor, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the within named bargainor(s) and that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 25 day of September, 2015.

Notary Public
My Commission Expires: _____

ELIZABETH MARGUERITE FORTIER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
MY COMMISSION EXPIRES
OCTOBER 14, 2015

EXHIBIT "A"
(LEGAL DESCRIPTION)

Being a Parcel of land in the 35th Councilmanic District of Davidson County, Tennessee and located on the South margin of Old Charlotte Pike, said Parcel being shown as Parcel 190.00 on Davidson County Map 113-00, owned by Marjorie Richardson, as evidenced in Deed Book 4657, Page 166
in the Register's Office for Davidson County, Tennessee (RODCT) and being more particularly described as follows:

To find the BEGINNING start at a iron pin located on the South margin of Old Charlotte Pike, said iron pin being the Northeast corner of Parcel 165.00, and said iron pin also being the Northwest corner of Parcel 189.00, as shown on the Davidson County Map 113-00, owned by Shelby Richardson, as evidenced in Deed Book 8969, Page 015 in the Register's Office for Davidson County, Tennessee (RODCT), thence; leaving said margin and with the line common to Parcel 165.00 and Parcel 189.00, South 10 degrees 03 minutes 47 seconds East, a distance of 541.94 feet, to a iron pin at an interior corner of Parcels 165.00 and 189.00, thence; continuing with said line, South 09 degrees 23 minutes 25 seconds West, a distance of 331.43 feet, to an iron pin, the BEGINNING, said pin being an interior corner of Parcel 165.00, and said iron pin being the Southwest corner of Parcel 189.00, and said iron pin being Northwest corner of Parcel 190.00 (RODCT) thence;

With the line common to Parcel 189.00 and Parcel 190.00, South 64 degrees 18 minutes 56 seconds East, a distance of 203.84 feet, to an iron pin, said iron pin being the Southeast corner of Parcel 189.00, and said iron pin being the Southwest corner of parcel 187.00, as shown on the Davidson County Map 113-00, owned by John Richardson, as evidenced in Instrument 20000504-0045043 (RODCT), thence;

Continuing with the line common to Parcel 190.00 and Parcel 187.00, South 86 degrees 25 minutes 59 seconds East, a distance of 641.42 feet to an iron pin, said iron pin being the southeast corner of Parcel 187.00 and said iron pin being on the West line of Parcel 119.00, as shown on the Davidson County Map 113-00, owned by Hardin, as evidenced in Deed Book 6279, Page 958 (RODCT), thence;

With the West line of Parcel 119.00, South 11 degrees 00 minutes 45 seconds West, a distance of 68.81 feet, to a T-post, said T-post being an interior corner of Parcel 119.00, thence;

Continuing with the West line of Parcel 119.00, South 03 degrees 05 minutes 45 seconds West, a distance of 115.00 feet to an iron pin, said iron pin being the southeast corner of Parcel 190.00, and said iron pin being the northeast corner of Parcel 122.00, as shown on Davidson County Map 113-00 owned by the Jiff Johnson Trust, as evidenced in Instrument Number 20131010-0106364, (RODCT) thence;

Continuing with the line common to Parcel 190.00 and Parcel 122.00 ,South 88 degrees 57 minutes 16 seconds West, a distance of 1305.64 feet to an iron pin, said iron pin being the Southwest corner of Parcel 190.00, and said iron pin being the southeast corner of Parcel 165.00, thence;

With the line common to Parcel 165.00 and to Parcel 190.00, North 56 degrees 16 minutes 09 seconds East, a distance of 602.30 feet, to an iron pin the BEGINNING, containing 263,544 square feet or 6.0501 acres more or less, according to a survey by Jesse E. Walker, RLS, PE, dated September 18, 2015.

Being part of the same property conveyed to HAROLD R. RICHARDSON AND WIFE, MARJORIE RICHARDSON by installment deeds of record in Book 3991, Page 413, Book 4657, Page 166, and in Book 4657, Page 171, said Register's Office. HAROLD R. RICHARDSON died on or about April 25, 1984, leaving MARJORIE RICHARDSON as the surviving tenant by the entirety. For further reference see Affidavit of record in Book 8847, Page 320, said Register's Office. MARJORIE RICHARDSON is now known as MARJORIE AILEEN RICHARDSON DENTON.