THIS INSTRUMENT PREPARED BY: **Jennifer S. Ghanem, Esq.** **The Row Title & Escrow, LLC** **700 12th Avenue South, Suite 302** **Nashville, TN 37203** 	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $700,000.00 Affiant Subscribed and sworn to before me, this 25th day of September 2015. 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. 113-00-0-165.00

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, **TEDDY H. RICHARDSON AND WIFE, MIRIAM RICHARDSON,** (all parties set forth herein above collectively referred to as "Grantors"), have this day bargained and sold, and do hereby transfer and convey to **LOUISE M. TAYLOR, TRUSTEE OF THE MOUNTAIN VIEW TRUST,** ("Grantee"), its successors, heirs and assigns, all that tract(s) or parcel(s) of land in Davidson County, Tennessee, more particularly described on as follows:

See **Exhibit "A"**

This property is commonly known as: **6015 Fire Tower Road, 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 Grantees, its successors, heirs and assigns, forever.

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and binds themselves, their 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.

[SIGNATURES ON FOLLOWING PAGE]

BILL GARRETT, Davidson County
Trans:T20150082387 DEEDWARR
Recvd: 09/28/15 14:10 4 pgs
Fees:23.00 Taxes:2590.00
20150928-0098317

IN WITNESS WHEREOF, Grantors have executed this instrument on this 25 day of September, 2015.

TEDDY H. RICHARDSON

MIRIAM RICHARDSON

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, **TEDDY H. RICHARDSON AND MIRIAM RICHARDSON**, the Grantors, 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).

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"

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 further described as a portion of Tract 1 and Tract 3 of lands owned by Teddy Harold Richardson and Miriam M. Richardson, as referenced by a Deed of Trust, of record in Instrument Number 20120409-0029927, in the Register's Office for Davidson County, Tennessee and being more particularly described as follows:

BEGINNING 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 15, 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, 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 as shown on the Davidson County Map 113-00, owned by Marjorie Richardson, as evidenced in Deed Book 4657, Page 166 (RODCT) thence;

Continuing with the west line of Parcel 190.00, South 56 degrees 16 minutes 09 seconds West, a distance of 602.30 feet, to an iron pin, said iron pin being a corner of Parcel 165.00, and said iron pin being the Southwest corner of Parcel 190.00, and said iron pin being an interior point of the common line of Parcel 211.00, 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 165.00 and Parcel 211.00 ,North 89 degrees 31 minutes 23 seconds West, a distance of 549.52 feet to an iron pin on the East margin of Firetower Road, thence;

With said margin of Firetower Road, North 29 degrees 28 minutes 32 seconds West, a distance of 201.13 feet, to a point near the intersection of Buffalo Road, thence;

Continuing with said margin, North 19 degrees 33 minutes 32 seconds West, a distance of 31.33 feet, to an iron pin, and said iron pin being the westernmost corner of Parcel 165.00, and said iron pin being the Southwest corner of Parcel 209.00, as shown on Davidson County Map 113-00 owned by Nelson, as evidenced in Instrument Number 20020723-0088077 (RODCT), thence;

Leaving said margin and with the line common to Parcel 165.00 and Parcel 209.00, South 85 degrees 00 minutes 00 seconds East, a distance of 100.00 feet to an iron pin, said pin being and interior corner of Parcel 165.00 and Parcel 209.00, thence;

Continuing with said line, North 80 degrees 00 minutes 00 seconds East, a distance of 260.00 feet to an iron pin, said iron pin being an interior corner of Parcel 209.00 and Parcel 165.00; thence;

Continuing with said line, North 41 degrees 09 minutes 31 seconds East, a distance of 661.67 to an iron pin, said iron pin being an interior corner of Parcel 165.00, and said iron pin being the Northeast corner of Parcel 209.00, thence;

Continuing with said line, North 36 degrees 00 minutes 00 seconds West, a distance of 65.00 feet, to an iron pin, said pin being an interior corner of Parcel 209.00 and being an interior corner of Parcel 165.00, and said iron pin the easternmost corner of Parcel 191.00, as shown on Davidson County Map 113-00 owned by William Stark, as evidenced in Instrument Number 20000508-0046261 (RODCT) thence;

Continuing with the line common to Parcel 191.00 and 165.00, North 36 degrees 00 minutes 00 seconds West, a distance of 64.78 feet, to an iron pin, said pin being an interior corner of Parcel 165.00, thence;

Continuing with said line, South 54 degrees 00 minutes 00 seconds West, a distance of 137.20 feet, to a iron pin, said pin being an interior corner of Parcel 209.00 and Parcel 165.00, thence;

Continuing with said line, North 24 degree 50 minute 00 second West, a distance of 265.00 feet, to an iron pin, said pin being the Northwest corner of Parcel 165.00, and said pin being the Northeast corner of Parcel 191.00, and said pin being on the South margin of Old Charlotte Pike, thence;

Continuing with said margin, North 66 degrees 30 minutes 27 seconds East, a distance of 286.08, to a point, thence;

Continuing with said margin, North 74 degrees 47 minutes 24 seconds East, a distance of 215.52, to a point, thence;

Continuing with said margin, North 84 degrees 13 minutes 20 seconds East, a distance of 157.14 feet, the BEGINNING, containing 712,949 square feet or 16.3670 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 TEDDY H. RICHARDSON AND WIFE, MIRIAM RICHARDSON by deeds of record in Book 5424, Page 295, Book 6521, Page 320, Book 7778, Page 49, and in Book 8077, Page 767, said Register's Office.

Included in the above description but excluded from the conveyance is the following .298 acres, it being conveyed by Quitclaim Deed dated 09-25-15 from TEDDY H. RICHARDSON AND WIFE, MIRIAM M. RICHARDSON to JIMMY RAY NELSON, JR. AND KIMBERLY A. NELSON, HUSBAND AND WIFE at Instrument No. 20150928-0098316, Said Register's Office.

Land situated in the 35th Council District of Davidson County, Tennessee, being a portion of an 11.37 acre tract and a 10.44 acre tract shown on an unrecorded survey done by James Jeffers, Tennessee Registered Land Surveyor Number 1270,dated March 24th, 1990 and being further described as a portion of Tract 1 and Tract 3 of lands owned by Teddy Harold Richardson and Miriam M. Richardson, as referenced by a Deed of Trust, of record in Instrument Number 20120409-0029927, in the Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Commencing at an iron rod set by Jesse Walker, Tennessee Registered Land Surveyor Number 1486, said rod being the northeasterly corner of land conveyed to Kimberly A. Nelson and husband, Jimmy R. Nelson, Jr. by Quit Claim Deed of record in Instrument 20020723-0088077, in the Register's Office for Davidson County, Tennessee, thence South 36 degrees East, a distance of 65 feet to an iron rod set by Walker, said rod being the point of beginning of the herein described land;

thence leaving the land conveyed to Nelson and with lands owned by Richardson, South 10 degrees 45 minutes 23 seconds East, a distance of 100.36 feet to a T-post;

thence South 57 degrees 38 minutes 40 seconds West, a distance of 278.35 feet to a point on the line of Nelson;

thence with the line of Nelson, North 41 degrees 09 minutes 31 seconds East, a distance of 328.81 feet to the point of beginning, having an area of 12986.08 square feet or 0.298 acres of land. This description was prepared by Christopher Lyle Goetz, Tennessee Registered Land Surveyor Number 2660 and is based on survey work performed by Dale and Associates in August of 2015.