BILL GARRETT, Davidson County
Trans:T20150083398 DEEDWARR
Recvd: 09/30/15 15:49 2 pgs
Fees:13.00 Taxes:12302.50
20150930-0099584

FROM: Stephen C. Baker, Trustee
TO: Mark E. Nicol, Trustee of the Mark E. Nicol Family Trust, dated February 4, 2009

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Mark E. Nicol, Trustee 1033 Demonbreun Street Suite 630 Nashville, Tn 37203	(Same)	Map 130-7 Parcels 14 and 149

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Stephen C. Baker, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,325,000.00.

Affiant

Subscribed and sworn to before me, this the 30 day of September, 2015.

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Notary Public
My Comm. Expires: 5/6/19

GENERAL 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 and sufficiency of which are hereby acknowledged, Stephen C. Baker, Trustee, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Mark E. Nicol, Trustee of the Mark E. Nicol Family Trust, dated February 4, 2009, hereinafter called "GRANTEE", his successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, State of Tennessee, being Lot Nos. 1 & 2, on the Plan of Bender Subdivision of record in Book 8250, Page 255, Register's Office for said County, to which Plan reference is made for a complete description thereof.

Being the same property conveyed to Stephen C. Baker, Trustee, by deed from Mary H. Williams, married, of record as Instrument No. 20060612-0069559, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to the limitations, restrictions, and encumbrances as set forth below:

1. 2015 Metro Nashville Davidson County and Belle Meade City Taxes, which have been prorated.

2. All matters shown on the plan of record in Book 8250, page 255, said Register's Office.

This is improved property known as 705 Westview Avenue, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his successors 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 hand this 30th day of September, 2015.

Stephen C Baker, Trustee

Stephen C. Baker, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stephen C. Baker, Trustee, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 30th day of September, 2015.

Jeanette L. Ramer

NOTARY PUBLIC

My Commission Expires: 5/6/19

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.