THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15085151** BILL GARRETT, Davidson County Trans:T20150084654 DEEDWARR Recvd: 10/05/15 14:07 2 pgs Fees:13.00 Taxes:6512.00 20151005-0101238	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,760,000.00. Affiant Subscribed and sworn to before me, this 23rd day of September, 2015. Notary Public My Commission Expires:

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Showbilly P.O. Box 22359 Nashville, TN 37202	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 157-02.00

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, **Eugene J. Heldman and Mary Sue Heldman, Husband and Wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Showbilly** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being the Northerly part of Tract No. 3 on the Plat showing subdivision of the J. H. Northern Farm, of record in Book 1130, Page 48, Register's Office for said County, described according to a survey made by Ralph W. C. Lambert, Surveyor, July 28, 1956, and more fully described as follows:

Beginning at a point in the center of Belle Meade Pike (now known as Chickering Road) at the Southwest corner of a Part of Tract No. 4 on said Plan conveyed to Phillip Kerrigan, Jr., by Arthur H. Northern of record in Book 2334, Page 163, said Register's Office; thence with the center line of the Pike, South 11 3/4 degrees West 337.25 feet; thence South 87 1/4 degrees East 894.5 feet to a point in the Westerly boundary line of the property conveyed to Mrs. Ed Sawyer; thence with said line, North 3 1/4 degrees East 319.5 feet to the Southeast corner of the Kerrigan Tract; thence with the Southern boundary line of said Tract, North 87 degrees West 830 feet to the beginning, containing 6.45 acres, more or less.

Being the same property conveyed to Eugene J. Heldman and wife, Mary Sue Heldman by Warranty Deed from Charles C. Martin and wife, Ruth G. Martin, recorded on the 31st day of January, 1978 in Deed Book 5247, Page 874, 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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of J. H. NORTHERN FARM, as recorded in Plat Book 1130, Page(s) 48.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records,

Easement for Sewer/Storm Drainage, recorded in Book 7946, Page 864.

Easement for Right of Way, recorded in Book 5247, Page 874.

This is improved property located at 1700 Chickering Road Nashville TN 37215-4908

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 23rd day of September, 2015.

Eugene J. Heldman

Eugene J. Heldman

Mary Sue Heldman by John Russell Heldman

Mary Sue Heldman by John Russell Heldman
Attorney in Fact Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Eugene J. Heldman, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of September, 2015.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Russell Heldman, 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 the Attorney-in-fact for Mary Sue Heldman, of 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 23rd day of September 2015.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018