BILL GARRETT, Davidson County
Trans:T20150092782 DEEDWARR
Recvd: 10/30/15 15:28 2 pgs
Fees:13.00 Taxes:1387.50
20151030-0110824

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: **$375,000.00** Affiant Subscribed and sworn to before me, this _____ day of October 2015. Notary Public My Commission Expires: 10/14/19

ELIZABETH M. PRESTON NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

WARRANTY DEED

Address New Owner: **Louise M. Taylor, Trustee** **C/O Peggy Stephens** **Tristar Sports & Entertainment** **11 Music Circle South** **Nashville, TN 37203**	Send Tax Bills To: **Same**	Tax Information: Tax Parcel ID No. **113-00-0-189.00**

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, **SHELBY DARLENE RICHARDSON AND HUSBAND, WILLIAM J. RICHARSON,** (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 U/A/D JULY 25, 2015,** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on as follows:

BEING a part of the Harold Richardson tract of record in Book 3991, Page 413, of the Register's Office of Davidson County, beginning at an iron pin at the easterly most corner of a 6.5 acre tract of land owned by Ted Richardson of record in Book 6521, Page 320, said corner also located approximately 875 feet south of Old Charlotte Pike, thence S 64° 03' 49" East, 203.98 feet to an iron pin at the southwesterly most corner of a 5.76 acre tract owned by John Richardson; thence along John Richardson's westerly most line North 21° 24' 34" East, 215.77 feet; thence North 38° 52' 42" East, 447.50 feet; thence North 16° 25' 32" West, 468.64 feet to the southerly margin of Old Charlotte; thence along the southerly margin of Old Charlotte South 68° 08' 18" West, 148.63 feet; thence South 82° 51' 43" West, 105.36 feet; thence North 87° 28' 27" West, 111.19 feet; thence North 80° 51' 52" West, 98.13 feet; thence South 10° 03' 31" East, 543.16 feet; thence South 09° 33' 25" West, 331.05 feet to the beginning, containing 8.20 acres, more or less.

Being the same property conveyed to SHELBY DARLENE RICHARDSON AND HUSBAND, WILLIAM J. RICHARDSON by deed from TENNESSEE CONSTRUCTION COMPANY, A TENNESSEE CORPORATION of record in Book 8969, Page 15, dated May 18, 1993, said Register's Office.

This property is commonly known as: **7897 Old Charlotte Pike, Nashville, TN 37209**

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 30 day of October, 2015.

SHELBY DARLENE RICHARDSON

WILLIAM J. 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, **SHELBY DARLENE RICHARDSON AND WILLIAM J. 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 30 day of October, 2015.

ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public
My Commission Expires: 10/14/19