BILL GARRETT, Davidson County
Trans:T20150100898 DEEDWARR
Recvd: 11/30/15 10:08 3 pgs
Fees:18.00 Taxes:462.50
20151130-0120239

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00.

x Elaine A. McReynolds
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF November, 2015.

MICHAEL T. MOSER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public
MY COMMISSION EXPIRES: 3/27/18
File No. G15-3360D

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Elaine A. McReynolds (NAME)	New Owner (NAME)	32-61
0 Hunters Lane (STREET ADDRESS)	1517 Naples Ave (STREET ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville TN 37207 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **J.B. Keene, Cecile Williams Spann and Jennifer Dianne Spann**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elaine A. McReynolds and George R. McReynolds, wife and husband,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE ATTACHED EXHIBIT A

BEING the same property conveyed to J.B. Keene, Cecile Williams Spann and Jennifer Dianne Spann from J.B. Keene, as Personal Representative of the Estate of Dolly Talley Williams, by Personal Representative's Deed dated April 10, 2013, as Instrument No. 20130411-0035919, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 2001211-0136450 and as corrected in Instrument No. 20040611-0069477, and Instrument No. 20061026-0132724, Register's Office for Davidson County, Tennessee.

2. Selloffs in Book 8247, page 610, Instrument No. 20001012-0101644, Instrument No. 2030626-0088185, Instrument No. 20030626-0088185, Instrument No. 20061010-0125810, Instrument No. 200701120-004965, Instrument No. 20040809-0095971, and Instrument No. 20130411-0035918, Register's Office for Davidson County, Tennessee.

3. Greenbelt Application of record in Instrument No. 20140307-0019154, Register's Office for Davidson County, Tennessee.

4. Subject to "Roll-back" taxes for the statutory period if the land is converted to a use other than those stipulated in the provisions of the TCA 67-5-1001 through 67-5-1010.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is UNimproved property, known as 0 Hunters Lane, Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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/our hand(s) this 24th day of November, 2015.

J.B. Keene — November 24, 2015 Date

Cecile Williams Spann — November 24, 2015 Date

Jennifer Dianne Spann — November 24, 2015 Date

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 J.B. Keene, Cecile Williams Spann and Jennifer Dianne Spann, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 24th day of November, 2015.

My Commission Expires: 3/27/18

Notary Public

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Exhibit A

Legal Description

for

The Dolly Tally Williams Keene Estate

Property located on the South side of Hunters Lane near the intersection of Brick Church Pike, in the 3rd Councilmanic District of Davidson County, Tennessee. Being shown as parcel 61.00 on Davidson County Property Map 32. Being more particularly described according to a survey by William E. Crenshaw, TN. R.L.S. #2395, d.b.a. Crenshaw Land Surveying, P.L.L.C., dated November 17, 2015, as follows:

BEGINNING at an iron pin set in the southerly right-of-way of Hunters Lane at the Northeast corner of the herein-described tract. Said pin being the Northwest corner of the Gloria Estelle McCool Martin, Trustee property of record in Instrument No. 20021030-0132807, R.O.D.C., TN. Thence, from said POINT OF BEGINNING, leaving the right-of-way of Hunters Lane, with the westerly line of Martin, and then with the westerly line of the Woodrow Bell property of record in D.B. 5925, Pg. 908, R.O.D.C., TN., and generally with an old fence, S 09°56'20" W – 473.47' to an existing iron pin at the Southwest corner of Bell and the Northwest corner of the Patricia W. McWhirter property of record in D.B. 5944, Pg. 413, R.O.D.C., TN. Thence with the line of McWhirter, passing the end of Naples Ave, and with the line of the Tracy D. Coleman property of record in Inst. No. 20041201-0142935, R.O.D.C., TN., S 09°53'51" W – 520.79' to an iron pin set at a fence corner; Being the Northeast corner of the David T. Parrish property of record in D.B. 8279, Pg. 19, R.O.D.C., TN. Thence, with the northerly line of Parrish, and generally with an old fence, N 83°51'01" W – 408.99' to an existing axle at a fence corner. Said axle being the Northeast corner of the Davidson Academy property of record in Inst. No. 20030709-0094675, R.O.D.C., TN. Thence, with the line of Davidson Academy, and generally with an old fence, N 81°51'34" W – 60.39' to an fence corner post; Thence N 38°35'53" W – 939.66' to a 36" Hackberry in the fence; Thence N 35°41'03" W – 217.94' to an existing fence post; Thence N 21°53'25" W – 349.12', to an existing iron pipe at a fence corner. Said pipe being the Southeast corner of the Albert Powell property of record in Inst. No. 20020521-0061773, R.O.D.C., TN. Thence, with the line of Powell, N 21°53'25" W – 283.37' to an iron pin set in the Southerly right-of-way of Hunters Lane. Thence, along the southerly right-of-way of Hunters Lane, 25 feet from the centerline, S 77°41'57" E – 145.12' to a point; Thence with a curve left having a chord bearing of S 88°13'30" E – 155.43', a radius of 477.27' and an arc length along said curve of 156.12' to a point; Thence N 8327'38" E – 34.75' to an iron pin set at the Northwest corner of Lot 1 as shown on the plat of Melvin Scott Lot of record in Inst. No. 20001003-0097737, R.O.D.C., TN. Thence, leaving the right-of-way of Hunters Lane, with the Melvin Scott Lot the following 5 calls : S 27°31'24" W – 66.58' to an existing iron pin; Thence S 12°51'37" E – 354.21' to an iron pin set; Thence N 68°17'38" E – 139.01' to an iron pin set; Thence N 08°06'45" W – 182.78' to an iron pin set; Thence N 15°24'08" W – 190.41' to an iron pin set in the southerly right-of-way of Hunters Lane; Thence along said right-of-way, N 83°30'41" E – 102.02' to a point; Thence with a curve right having a chord bearing of N 85°42'58" E – 81.45', a radius of 1025.57' and an arc length along said curve of 81.47' to an iron pin set at the Northwest corner of Lot 1 of the Dolly Keene Property of record in Inst. No. 20011211-0136450, and revised in Inst. No. 20040611-0069477 and Inst. No. 20061026-0132724, R.O.D.C. TN. Thence, leaving the right-of-way of Hunters Lane with the Dolly Keene Property for the following 4 calls: S 27°56'49" W – 161.30' to an iron pin set; Thence S 01°11'01" W – 87.76' to an iron pin set; Thence S 62°01'36" E – 405.56' to an existing iron pin; Thence N 27°55'28" E – 282.33' to an existing iron pin in the southerly right-of-way of Hunters Lane. Thence, along said right-of-way, with a curve right having a chord bearing of S 51°23'20" E – 110.35', a radius of 425.00 and an arc length along said curve of 110.66' to a point; Thence S 44°12'08" E – 113.46' to a point; Thence with a curve left having a chord bearing of S 46°48'14" E – 152.06' , a radius of 1675.00' and an arc length along said curve of 152.12' to a point; Thence S 49°24'20" E – 100.17' to a point; Thence with a curve left having a chord bearing of S 69°15'34" E – 220.76' , a radius of 325.00' and an arc length along said curve of 225.24' to the POINT OF BEGINNING, containing 28.944 acres.

Being the same property conveyed to J. B. Keene et al by deed of record in Instrument No. 20130411-0035919, R.O.D.C., TN.