THIS INSTRUMENT PREPARED BY: Mudter & Patterson An Association of Attorneys 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 32653-09-2015	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $3,550,000.00. Treglown Patton Warner Affiant Subscribed and sworn to before me this 14th day of December, 2015. Notary Public My Commission Expires: KELLY E. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires November 6, 2017

Davidson County DEEDWARR
Recvd: 12/14/15 14:07 4 pgs
Fees:23.00 Taxes:13135.00
20151214-0125534

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Treglown Patton Warner 4407 Hunt Place Nashville, TN 37215	New Owner	Map and Parcel No.: 093 11 0 245 00; 093 11 0 116 00; and 093 11 0 116 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, Louis D.Thompson and wife Wilma D. Thompson (collectively, "Grantors") have this day bargained and sold, and do hereby transfer and convey to Treglown Patton Warner, an unmarried man ("Grantee") his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 618 4th Avenue South, 634 4th Avenue South, and 636 4th Avenue South, Nashville, Davidson County, Tennessee 37210.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantors covenant that they are 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 as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 14th day of December, 2015.

Louis D. Thompson

Wilma D. Thompson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Louis D. Thompson and Wilma D. Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of December, 2015.

Notary Public
My Commission Expires

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

EXHIBIT "A"

Lying and being situated in Davidson County, Tennessee and being more particularly bounded and described as shown on the Tax Books as Map and Parcel 93-11-113.

TRACT #1: Beginning at a point on the East side of Fourth Avenue South, formerly Cherry Street, 16 feet North of Elm Alley, and running thence Eastwardly parallel with Elm Alley 138 feet more or less to an alley; thence with the last mentioned alley North 19 feet to a point; thence Westwardly by a line at right angles with Fourth Avenue South 138 feet more or less to a point in the East margin of said Fourth Avenue South; thence South with Fourth Avenue South 19 feet to the beginning.

Lying and being situated in Davidson County, Tennessee and being more particularly bounded and described as shown on the Tax Books as Map and Parcel 93-11-116.

TRACT #2: Land in Davidson County, Tennessee, being the Southerly 16 feet of Lot No. 1 in F.B. Fogg's Plan of Lots in South Nashville, as of record in Book 9, page 229, Register's Office for said County. Said part of Lot No. 1 fronts 16 feet on the Easterly side of 4th Avenue South, formerly Cherry Street, and runs back between parallel lines, with the Northerly margin of Elm Street, 138 feet, more or less, to an alley.

Lying and being situated in Davidson County, Tennessee and being more particularly bounded and described as shown on the Tax books as Map and Parcel 93-11-245.

TRACT #3: Being the Northerly part of Lot No. 2 and all of Lots Nos. 3 to 9 inclusive on F.B. Fogg's Plan of Lots, as of record in Book 9, page 229, Registe's Office for said County, Lots Nos. 1 to 6 inclusive and the Northerly part of Lot No. 7 on Campbell's Plan of Eight Lots, as of record in Minute Book "A", page 18, Chancery Court at Nashville, also 26-1/2 feet immediately East of and adjoining said Lot No. 9 on F.B. Fogg's Plan of lots, described together as follows:

Beginning on the Easterly margin of Fourth Avenue South, formerly Cherry Street, at a point 35 feet, more or less, North of the Northerly margin of Elm Street, being the Northwest corner of what was formerly the John Brien property; thence with the Easterly margin of Fourth Avenue South, Northwardly 234-1/2 feet, more or less, to the Southwest corner of the "John Brandon" Lot; thence with said Brandon's Southerly line, Eastwardly 87 feet to his Southeast corner, continuing in the same direction 52-1/2 feet, more or less, in all 139-1/2 feet, more or less, to the Westerly margin of Guard Alley; thence with said alley, Southwardly 234-1/2 feet, more or less, to the Northerly line of said John Brien property; thence with said line Westwardly 138 feet, more or less, to the beginning.

Being the same property conveyed to Louis D. Thompson and wife, Wilma D. Thompson by deed dated September 14, 1998, from L. R. Bradford Personal Trust of record in Book 11114, page 420, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2016 and subsequent years, a lien, but not yet due and payable. Map and Parcel No. 093 11 0 245 00; 093 11 0 113 00 and 093 11 0 116 00.

2. All matters appearing on the Plan of record as Book 9, page 229, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

