BILL GARRETT, Davidson County
Trans:T20160008612 DEEDWARR
Recvd: 02/01/16 15:44 3 pgs
Fees:18.00 Taxes:2775.00
20160201-0009715

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 1st day of February, 2016, by and between John Farmer, unmarried, party of the first part, and Paul Budslick, JT, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

SEE ATTACHED EXHIBIT A

Being all or part of the same property conveyed to John Farmer by virtue of that certain Special Warranty Deed dated October 15, 2004, at Instrument No. 20041018-0124748 in the Register's Office of Davidson County, Tennessee.

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(S), hisand assigns forever; and I do covenant with the said GRANTEE(S) that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2016 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 1424, Page 145 and easements at Book 1424, Page 145 in said Register's Office, Tennessee; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

John Farmer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, John Farmer , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of February, 2016.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Paul Budslick Jr.
908 Marengo Lane
Nashville, TN 37204

Tax Parcel No 10306021000

Property Address: 224 White Bridge Pike
Nashville, TN 37209

MAIL TAX
BILLS TO: Paul Budslick Jr.
908 Marengo Lane
Nashville, TN 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $750,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Paul Budslick Jr.
AFFIANT

SUBSCRIBED AND SWORN TO before me this 1st day of February, 2016.

Memorie White
Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

According to the public records, the property is Tract "C" on the plat of Brookside Court of record in Book 1424, Page 145 at the Register's Office of Davidson County, Tennessee and is also identified as Tract No. 2 in Book 5044, Page 694, R.O.D.C., Tenn. This legal description is as follows:

Being designated on Tract "C" on the above-mentioned Wilkinson's survey lying at the northwest corner of the tract marked "Community Center" and along the south line of the 20-foot Court or Avenue which runs along the south line of lots 61 and 62 (erroneously referred to as 52 in prior deed), and described as follows:

Beginning at a concrete monument in the east margin of White Bridge Road at the northwest corner of the "Community Center", being the southwest corner of said Tract "C"; thence with the margin White Bridge Road, North 8 degrees 09' East 11.53 feet to the beginning of a curve, thence along said curve, in a northeasterly direction 29.8 feet to another concrete monument set in the south margin of said 20-foot Court, Avenue or Alley; thence with the margin of said court or alley South 86 degrees 24' East 181.53 feet to a point in the northeast corner of Tract "C" being a corner of the "Community Center," Thence, South 8 degrees 09' West 30 feet to another concrete monument, the southeast corner of said Tract "C"; thence North 86 degrees 24' West 200 feet to the point of beginning.