THIS INSTRUMENT PREPARED BY:
DAVID A. CHILDRESS, P.C.
ATTORNEY AT LAW
102 Woodmont Blvd., Suite 200
Nashville, TN 37205
(615) 386-9235

BILL GARRETT, Davidson County
Trans:T20160014076 DEEDWARR
Recvd: 02/19/16 15:47 3 pgs
Fees:18.00 Taxes:1480.00
20160219-0016198

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

REBECCA T. GARLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIANT

Subscribed and sworn to before me this 12 day of February, 2016.

Notary Public
My Commission Expires:
5/8/17

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers
Greeley Properties LLC, 4705 Alabama Ave Nashville, TN 37209-3447	SAME	102-16-0-037.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, I

BARRETT B. SUTTON, JR., PERSONAL REPRESENTATIVE OF THE ESTATE OF BARRETT B. SUTTON, DECEASED

herein referred to as "Grantor", have bargained and sold, and by these presents do hereby transfer and convey unto

GREELEY PROPERTIES LLC,
A TENNESSEE LIMITED LIABILITY COMPANY

herein referred to as "Grantee", Grantee's successors and assigns, a certain tract or parcel of land located in **Davidson** County, Tennessee, described as follows, to-wit:

Being Lot No. 223 on the Plan of Hillwood Estates, Section 10, as of record in Plat Book 2331, pages 95 and 96, Register's Office for said County; described as follows:

Beginning on the northeasterly margin of Greeley Drive at the corner of lots Nos. 223 and 224; thence with the line between said two lots eastwardly 191.6 feet to the corner of lots Nos. 222, 223 and 224; thence with the line between said lots Nos. 222 and 223 southeastwardly 270 feet to the northwesterly margin of Huckleberry Road; thence with the same southwestwardly 180 feet to the beginning of a curve; thence around said curve with a radius of 25 feet

northwestwardly 39.27 feet to the northeasterly margin of said Greeley Drive; thence with the same northwestwardly 291.07 feet to the beginning.

Being the same property conveyed to **BARRETT B. SUTTON and wife, MARY WADE SUTTON** by deed from **H. G. HILL REALTY COMPANY, a Tennessee corporation with its principal office at Nashville**, dated October 3, 1957, of record in Book 2700, Page 563, Register's Office for Davidson County, Tennessee. **MARY WADE SUTTON** (a/k/a/ Mary Terecia Sutton) having died on or about September 20, 2012 and titled vested solely in **BARRETT B. SUTTON** as surviving tenant by the entirety. **BARRETT B. SUTTON** (a/k/a/ Barrett Boulware Sutton) having died testate on or about October 11, 2015. The Will of **BARRETT B. SUTTON** filed in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 15P-1735, incorporated all his interests in real property into and to be administered as part of his probate estate, including the power to sell, with **BARRETT B. SUTTON, JR.** as Personal Representative.

THIS conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2016 real property taxes, a lien but not yet payable, prorated and assumed by the Grantee; and (b) all matters appearing on the plan of record in Book 2331, pages 95 and 96, said Register's Office, including but not limited to anchor easements at northeast and southeast corner of premises, 90-foot building setback line from Greeley Drive and 150-foot building setback line from Huckleberry Road.

BEING improved property, known as 750 Greeley Drive, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the GRANTEE, GRANTEE'S successors and assigns, forever; and GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple; has a good right to convey it; and the same is unencumbered, unless otherwise herein set forth. GRANTOR does further covenant and bind itself, it's successors and/or assigns, to warrant and forever defend the title to said land to the said GRANTEES it's successors and/or assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 12 day of February, 2016.

Barrett B. Sutton, Jr., Personal Representative

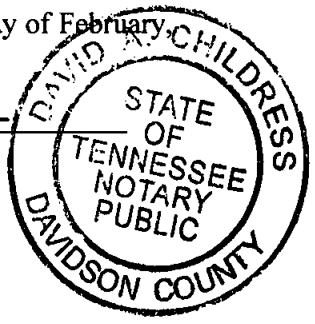
BARRETT B. SUTTON, JR., Personal Representative of the Estate of Barrett B. Sutton

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 bargainor, **Barrett B. Sutton, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Personal Representative** of the Estate of Barrett B. Sutton, deceased, and that he as such **Personal Representative**, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 12th day of February, 2016.

David A. Childress
Notary Public



My Commission Expires: 7/8/2019