This Instrument Prepared By:
G. Gregory Voehringer, Attorney
4917 William Arnold Road
Memphis, Tennessee 38117

BILL GARRETT, Davidson County
Trans:T20160015273 DEEDWARR
Recvd: 02/24/16 14:31 3 pgs
Fees:18.00 Taxes:4162.50
20160224-0017700

WARRANTY DEED

THIS INDENTURE IS made and entered into as of the 22 day of **February, 2016,** by and between **DAVID S. ANDREWS, and wife MARYANNE P. ANDREWS,** party of the first part, and, **CALIFORNIASOUTH CO., a Tennessee corporation,** party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto the party of the second part the following described real estate, situated in Davidson County, Tennessee:

See the attached Exhibit A which is incorporated by reference herein

Being the same property conveyed to party of the first part by Warranty Deed of record at Instrument Number 20140808-0071479 in the Davidson County Register's Office.

Property Address: **4300 Lillywood Road, Nashville, TN 37205**

Tax ID Number: **116-07-0-078-00**

TO HAVE AND TO HOLD the above described real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for:

2016 City of Belle Meade and 2016 Davidson County taxes and all subsequent years, not yet due and payable, which the party of the second part assumes and agrees to pay; Subdivision Restrictions, Building Lines and Easements of record in Plat Book 421, Pages 102 & 103 in the Davidson County Register's Office; and zoning ordinances and laws of any governing authority. The Property is conveyed "As Is", and Party of the First Part makes no representations, written, oral or implied, as to the condition of the property or any improvements thereon. Purchaser accepts property in its existing condition.

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 party of the second part, their 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.

David S. Andrews covenants and warrants that he is one and the same person as David Andrews. Maryanne P. Andrews covenants and warrants that she is one and the same person as Maryanne Andrews.

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

DAVID S. ANDREWS

MARYANNE P. ANDREWS

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **DAVID S. ANDREWS AND MARYANNE P. ANDREWS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that he/she executed the same as his/her free act and deed.

WITNESS my hand and Notarial Seal this 22nd day of February, 2016.

Notary Public

My commission expires: 1/22/18

G. GREGORY VOEHRINGER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Davidson

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$1,125,000.00**, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 22 day of **February, 2016.**

Notary Public - My commission expires:

MARY FRANCES RUSSELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES 3-6-2018

Owner Address & Mail Tax Bills to:
CaliforniaSouth Co.
475 Metroplex Drive
Suite 109
Nashville, TN, 37211

EXHIBIT A

Being the Easterly part of Lot No. 15, the Easterly part of the Southerly part of Lot No. 13, and the Westerly 30 feet of Glenside Avenue, abandoned, adjacent to Lot 15 and said part of Lot 13, on the map of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, and being shown as Lot No. 4 on the Map of a Resubdivision of said lots and other lots, not of record, and described according to a copy thereof made by Harvey Gee, Surveyor, November 12, 1949, as follows:

Beginning at a point in the Northerly margin of Lilywood Road, formerly Third Street, 705.5 feet East of the Easterly margin of Lynwood Boulevard; thence Northerly, parallel to Lynwood Boulevard, 300 feet to a point; thence Easterly, crossing the Westerly margin of Glenside Avenue, abandoned, at 140 feet, a total distance of 170 feet to a point which is 30 feet East of the Westerly margin of said Avenue; thence Southerly, parallel to Lynwood Boulevard, 300 feet to the Northerly margin of Lilywood Avenue; thence Westerly, with the margin of said Road, 170 feet to the beginning.

Being the same property conveyed to David Andrews and Maryanne Andrews by Warranty deed from Suntrust Bank, successor Trustee of The Dorothy R. Grossman Revocable Trust, with full power to sell and convey without the joinder of any beneficiary of record in Instrument No. 20140808-0071479 Register's Office for Davidson County, Tennessee, dated August 6, 2014 and recorded on August 8, 2014.