THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16026632** BILL GARRETT, Davidson County Trans:T20160018930 DEEDWARR Recvd: 03/08/16 13:00 5 pgs Fees:28.00 Taxes:7770.00 20160308-0022167	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,100,000.00 Affiant Subscribed and sworn to before me, this 4th day of March, 2016. Notary Public My Commission Expires: 5/8/18 ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Donald Miller and Elizabeth Miller ~~xxxx xxxxx xxxx xxxxx xxxx xxxx xxxx xxxx~~ 4401 SOPER AVENUE Nashville TN ~~xxxxx-xxxx~~ 37204	New Owner	Tax Parcel ID No 14500014800 14500014700 14500014600 145000900

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, **Michael D. Sontag, resigned Trustee of a Land Trust dated April 30, 2007, amended on April 25, 2013 and subject to a Trustee Resignation and Trustee Appointment dated February 9, 2016, and Mary Ann McCready, Successor Trustee of the aforementioned Land Trust and Trustee of three other Land Trusts each dated April 30, 2007** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Donald Miller and Elizabeth Miller, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract 1: Map & Parcel #145-00-0-148.00

Land in Davidson County, Tennessee being Lot No. 2 on the Plan of Revision of Lots Nos. 2 and 3, Husband Subdivision, of record in Instrument No. 20030225-0024900, Register's Office for Davidson County, Tennessee, to which plan reference is made of a more complete description.

Being the same property conveyed by Quitclaim Deed from Mary Ann McCready, Trustee to Michael D. Sontag, Trustee, as recorded on the 22nd day of May, 2013 in Instrument No. 20130522-0051457 and Warranty Deed from Jack Hunter Husband and Elizabeth Husband to Mary Ann McCready, Trustee, as recorded on the 1st day of May, 2007 in Instrument No. 20070501-0051880, in the Register's Office of Davidson County, Tennessee. Trustee Michael D. Sontag was appointed Trustee in a Trust Amendment dated April 25, 2013 and later resigned and appointed Mary Ann McCready Successor Trustee in an Agreement dated February 9, 2016.

Tract 2: Map & Parcel #145-00-0-147.00

Land in Davidson County, Tennessee being Lot No. 3 on the plan of Revision of Lots Nos. 2 and 3 of Husband Subdivision of record as Instrument No. 20030225-0024900, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to MaryAnn McCready, Trustee by Warranty Deed from Eric Vogel and wife, Brenda C. Vogel, recorded on the 1st day of May, 2007 in Instrument No. 20070501-0051886, in the Register's Office of Davidson County, Tennessee.

Tract 3: Map & Parcel #145-00-0-146.00

A tract of land lying in the City of Forest Hills, Davidson County, Tennessee, being part of the property being described in Deed Book 9949, Page 408, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning on the Northerly right of way of Tyne Boulevard at an existing iron pin located at the Southwesterly corner of the above described tract which lies 445.37 feet Westerly from an existing concrete monument at the Southwesterly corner of the property now or formerly conveyed to J. L. Fortner, as of record in Book 5581, Page 893, Register's Office for Davidson County, Tennessee; thence continuing with said right of way in a Westerly direction with a curve to the right with a delta of 34 deg. 49' 00", a radius of 732.91 feet and an area length of 445.37 feet to the Southwesterly corner of the herein described tract; thence leaving said right of way and running N 21 deg. 44' 45" E. 871.12 feet to the Northwesterly corner of the herein described tract; thence S 85 deg. 59' 43" E. 80.00 feet to the Northeasterly corner of the herein described tract and the Northwesterly corner of the Tract No. I; thence with the common line of Tracts No. I and No. II S 1 deg. 37' 45" E. 899.02 feet to the Northerly right of way of Tyne Boulevard and the point of beginning, and containing 5.38 acres, more or less.

The source of this description is by Pat Coode, Surveyor, Tennessee, No. 855 of John Kohl & Company, P.C., 400 Seventh Avenue South, Nashville, Tennessee 37203.

Being the same property conveyed to Mary Ann McCready, Trustee by Warranty Deed from Eddie Mac Husband, unmarried, recorded on the 1st day of May, 2007 in Instrument No. 20070501-0051893, in the Register's Office of Davidson County, Tennessee.

Tract 4: Map & Parcel #145-00-0-9.00

A tract of land lying in the City of Forest Hills, Davidson County, Tennessee and more particularly described as follows:

Being Parcel "A" consisting of 4.54 acres more or less as shown on a sketch drawing of the property which is attached as Exhibit A to the warranty deed of record in Instrument No. 20001229-0127606, and described as follows:

Beginning at an iron pin in the North margin of Tyne Boulevard, the Southwest corner of the property conveyed to the Grantor in the Deed to him and his former wife, by McQuiddy Printing Company aforesaid (the "Prior Deed") and proceeding thence along an old wire fence N 2 deg. 31 min. 57 sec. W, 258.15 feet; thence 2 deg. 05 min. 45 sec. E, 229.38 feet; thence, N 9 deg. 56 min. 02 sec. E, 298.70 feet to an iron pin at the Northwest corner of the property conveyed to the Grantor in the Prior Deed; thence, with the North line of the property conveyed to the Grantor in the Prior Deed, S 88 deg. 40 min. 40 sec. E, 112.55 feet to a concrete monument; thence, S 85 deg. 51 min. 12 sec. E, 115.73 feet to a concrete monument; thence S 85 deg. 59 min. 43 sec. E, 130 feet to a point in the rear line of the property conveyed to the Grantor in the Prior Deed; thence, leaving the rear line of said property and proceeding in a Southwesterly direction, 871.13 feet to a point in the Northerly margin of Tyne Boulevard; thence, Westerly with the North margin of Tyne Boulevard, 100 feet more or less to the point of beginning.

Being the same property conveyed to Eddie Mac Husband and wife, Lucinda Dunn Yates Husband, by deed of record in Instrument No. 20001229-0127606, Register's Office for Davidson County, Tennessee. Lucinda Dunn Yates Husband having died on November 4, 2004.

Included in the above description but expressly excluded therefrom is the property conveyed in Instrument No. 20030717-0100134:

Land in the City of Forest Hills, Davidson County, Tennessee, being a part of the property conveyed in Deed Book 9949, Page 408, Register's Office for said County and more particularly described as follows:

Beginning in the North right of way of Tyne Boulevard, approximately 1312 feet South of the Southeast turn-out of Vintage Place, the Southwest corner of the said property conveyed in Deed Book 9949, Page 408, Register's Office for Davidson County, Tennessee, thence leaving said right of way N 2 deg. 31 min. 57 sec. W, 258.16 feet to an iron pin; thence N 2 deg. 05 min. 45 sec. E, 229.38 feet to an iron pin; thence N 9 deg. 56 min. 02 sec. E, 229.22 feet; thence along a new line S 2 deg. 55 min. 58 sec. W, 713.86 feet to the point of beginning and containing 0.28 acres, more or less.

Being the same property conveyed to Mary Ann McCready, Trustee by Warranty Deed from Eddie Mac Husband, unmarried, recorded on the 1st day of May, 2007 in Instrument No. 20070501-0051891, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Instrument Nos. 20030225-0024900, 20010206-0011623 and Plat Book 11190, Page 67.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 3538, Page 569 and Book 5102, Page 61.

Easement to Metro, recorded in Book 8009, Page 119.

Easement for Public Utilities retained in Book 3538, Page 569 and Book 4159, Page 581.

Trustee Michael D. Sontag joins in this conveyance to clarify the chain of title and to ensure that all rights and interests in the above-described property are properly conveyed, despite his Trustee resignation and subsequent Trustee appointment of Mary Ann McCready in an Agreement dated February 9, 2016.

NOTE: THE AMOUNT OF ACREAGE STATED IN THE LEGAL DESCRIPTION IS NOT INSURED.

This is unimproved property located at: 1774, 1788, 1796 and 1800 Tyne Blvd., Nashville, TN 37215.

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantor has executed this instrument on this 4th day of March, 2016.

Michael D. Sontag, Trustee

Mary Ann McCready, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael D. Songtag, with whom I am personally acquainted, and who acknowledged that he was a Trustee of a Land Trust dated April 30, 2007, amended on April 25, 2013, and executed the within instrument with authority and for the purposes therein contained.

Witness my hand, at Office, this 4th day of March, 2016.

LORI D. COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 20, 2019

Notary Public

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
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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, Grantor has executed this instrument on this 4th day of March, 2016.

Michael D. Sontag, Trustee

Mary Ann McCready, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael D. Songtag, with whom I am personally acquainted, and who acknowledged that he was a Trustee of a Land Trust dated April 30, 2007, amended on April 25, 2013, and executed the within instrument with authority and for the purposes therein contained.

Witness my hand, at Office, this 4th day of March, 2016.

Notary Public

SUSANNE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES: JULY 08, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Ann McCready, with whom I am personally acquainted, and who acknowledged that she is the Trustee of Land Trusts dated April 30, 2007, one of which was amended on April 25, 2013, and executed the within instrument with authority and for the purposes therein contained.

Witness my hand, at Office, this 4th day of March, 2016.

Notary Public

SUSANNE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

MY COMMISSION EXPIRES:
JULY 08, 2019