

WARRANTY DEED

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ day of March, 2016

Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL) 10/14/19

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Forest Acres Trust	Tristar Sports & Entertainment	16001000200
(NAME)	(NAME)	
933 Forest Acres Court	c/o Peggy Stephens	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	11 Music Circle S.	
(CITY) (STATE) (ZIP)	Nashville TN 37203	
	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00); cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **KRS Revocable Trust U/T/A dated October, 2010,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Louise M. Taylor, Trustee of the Forest Acres Trust u/a/d March 9, 2016,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Forest Acres Subdivision Section IV, as of record in Plat Book 2331, Page 156 amended in Book 2929, Page 589 and further amended by plan of record in Instrument No. 20130108-0002253, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Darrell Brown and Roger Canevari by deed from Delta Commercial Properties, LLC, dated June 25, 2004 and filed for record on July 8, 2004 of record in Instrument No. 20040708-0081526, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to KRS Revocable Trust U/T/A dated October, 2010 by Warranty Deed from Darrell Brown and Roger Canevari of record in Instrument No. 20101020-084092, Register's Office for Davidson County, Tennessee and by Quitclaim Deed of record in Instrument No. 20130109-0002893 from the City of Oak Hill. Further conveyed by Quitclaim deed dated March 4, 2016 from Douglas B. Thomason and wife, Leonora S. Thomason of record in Instrument No. 20160308-0022130, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 933 Forest Acres Court, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20160021624 DEEDWARR
Recvd: 03/16/16 14:25 2 pgs
Fees:13.00 Taxes:4810.00

20160316-0025078

Witness my/our hands this 14th day March, 2016

KRS Revocable Trust U/T/A dated October, 2010

By: _____
Lagan Sebert, Trustee

State of New York
County of Queens

Personally appeared before me, **Lagan Sebert** the **Trustee** for KRS Revocable Trust U/T/A dated October, 2010, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of March, 2016.

_____
Notary Public
My Commission Expires:

File No.: 16-ForestAcres

ELIZABETH J MAISONET
Notary Public - State of New York
NO. 01MA6205052
Qualified in Queens County
My Commission Expires 5/17