Davidson County DEEDWARR
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#32890

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32890-03-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,756,000.00. Affiant Subscribed and sworn to before me this 1st day of April, 2016. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 3, 2016

WARRANTY DEED

Address New Owner: Alexee Allen Saunders Trust 1201 Belle Meade Blvd. Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 130 13 0 023 00

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, **Fred W. Lazenby and Virginia B. Lazenby, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alexee Allen Saunders, Trustee of the Alexee Allen Saunders Trust u/a dated April 6, 2012** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1201 Belle Meade Blvd., Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 1st day of April, 2016.

Fred W. Lazenby

Virginia B. Lazenby

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Fred W. Lazenby and Virginia B. Lazenby**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of April, 2016.

Notary Public

My Commission Expires:

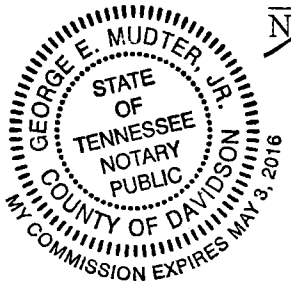


EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Block "G" on; the map of Belle Meade Subdivision No. 2 as of record in Book 421, page 51, Register's Office for said County;

Being at a point in the westerly margin of Belle Meade Boulevard, as the southeast corner of Lot No. 1, of Block 2, on the map of The Highlands of Belle Meade, as of record in Book 547, page 180 said Register's Office; thence westerly with the northerly line of said Lot No. 1, 300 feet to the easterly line of Lot No. 11 Block 2, of said plan; thence southerly with same 200 feet; thence easterly parallel to the northerly line of the property 300 feet to the westerly line of Belle Meade Boulevard; thence northerly with same 200 feet to the beginning.

Being the same property conveyed to Fred W. Lazenby and wife Virginia B. Lazenby by deed dated June 18, 2007 from William Ridley Wills, III and wife, Elizabeth McNamara Wills of record in Instrument No. 20070618-0072730, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No. 130 13 0 023 00.
2. Belle Meade City taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No.: 130 13 0 023 00.
3. All matters appearing on the Plan of record as Book 421, page 51, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, EILEEN K. HOPKINS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

