BILL GARRETT, Davidson County
Trans:T20160027008 DEEDWARR
Recvd: 04/04/16 13:08 2 pgs
Fees:13.00 Taxes:11100.00
20160404-0031780

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $3,000,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of March, 2016.

Notary Public

My commission expires: March 3, 2020

(Notary Stamp)

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENNESSEE

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jason Wayne Owen	Jason Wayne Owen	145-04-0-017-00
1002 Tyne Boulevard	1002 Tyne Boulevard	
Nashville, TN 37220	Nashville, TN 37220	

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

Garry Tallent and wife, Tammy Tallent

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jason Wayne Owen, Trustee of Jason Wayne Owen Revocable Trust, under Revocable Trust Agreement dated October 10, 2008

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain parcel of real property located at 1002 Tyne Boulevard in the 33rd Council District of Nashville, Davidson County, Tennessee, also known as Lot 6 on the unrecorded plat of the First Addition to Lealand Manor, a part of Overton Lea Estates, and being further described according to a survey by Walter Davidson, Tennessee Land Surveyor No. 1467, Walter Davidson and Associates, dated November 20, 1996, and last revised October 6, 1997, as follows:

BEGINNING on an iron rod in the Northern margin of Tyne Boulevard, said iron rod also being the Western end of the return radius with the Western margin of Lealand Lane; thence with said margin of Tyne Boulevard around a curve to the left through a central angle of 01 degrees 58 minutes 32 seconds an arc distance of 258.81 feet, a chord bearing of North 82 degrees 22 minutes 24 seconds West, a distance of 258.80 feet to an iron rod at the common line with the property belonging to James Cary Stroud as of record in Book 8422, Page 964, Register's Office for Davidson County, Tennessee; thence with said common line North 02 degrees 29 minutes 00 seconds East, a distance of 450.60 feet to an iron rod in the common line with Mr. and Mrs. John A Hageman as of record in Book 3947, Page 424, Register's Office for Davidson County, Tennessee;

South 01 degrees 25 minutes 39 seconds West, a distance of 427.53 feet to an iron rod; thence around a curve to the right through a central angle of 96 degrees 32 minutes 05 seconds an arc distance of 33.70 feet, a chord bearing of South 49 degrees 36 minutes 08 seconds West, a distance of 29.85 feet to a point to the point of BEGINNING, containing 123.796.8114 square feet, or 2.8420 acres, more or less.

BEING the same property conveyed to Garry Tallent and wife, Tammy Tallent, by Warranty Deed dated October 12, 2012, from Tony Ersic Brown, Trustee of the Tony Ersic Brown Living Trust dated 11/3/1993 of record as Instrument No. 20121114-0105014 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1002 Tyne Boulevard, Nashville, TN 37220.

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 30th day of March, 2016.

Garry Tallent

Tammy Tallent

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, Garry Tallent and Tammy Tallent, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 30th day of March, 2016.

Notary Public
My Commission Expires: 8.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SolomonParks File No. 316056