THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M16-1171

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Spence Trust	New Owner	134-13-0-194.00 134-13-0-195.00 134-13-0-202.00

BILL GARRETT, Davidson County
Trans:T20160033739 DEEDWARR
Recvd: 04/25/16 12:29 3 pgs
Fees:18.00 Taxes:2031.30
20160425-0039903

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M16-1171

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$549,000.00**

Affiant

Subscribed and sworn to before me, this the 22nd day of April, 2016.

Notary Public

My Commission Expires: _____
(Affix Seal)

C.M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **American Sunshine, Inc., a Tennessee corporation,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Spence Trust,** 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:

Tract 1:
Land in Davidson County, Tennessee, reserve Parcel "D", Plan of Kenilworth Estates, Section Four, according to survey and plat of same appearing of record in Book 3300, pages 34, 35 & 36, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot. Said lot is more particularly described as follows:

BEGINNING at an iron pin located in the southern right of way margin of Largo Drive, said pin being the northwest corner of this tract; and in the northeast corner of Lot No. 274, Kenilworth Estates, Section Four; thence along said margin N 67 degrees 25' E 33.2 feet to an iron pin; thence leaving said right of way S 0 degrees 03' 58" E 81.70 feet to an iron pin; thence N 24 degrees 02' W 75.5 feet to the point of beginning, said tract containing 1,253 SF, more or less; according to survey dated August 29, 1994 by A & A Engineers, Inc.

Tract 2:
Land located in Davidson County, Tennessee, being Lot No. 2 (being a portion of Reserved Parcel E), Resubdivision of Parcels 201 & 202, Kenilworth Estates, Sec. 4, according to survey and plat of same appearing of record in Book 3300, pages 34, 35 & 36, as revised in Book 4470, pages 36 & 37, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot. Said lot is more particularly described as follows:

Beginning at a monument on the southeast corner of Lot No. 274 on said Plan; thence South 3 deg. 55 min. West 141.5 feet to a monument; thence North 85 deg. 43 min. West 275.2 feet to a monument in the rear line of Lot No. 270 in said plan; thence with the rear lines of Lots 270, 271, 272. 273 and 274, North 67 deg. 25 min. East 313.9 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED IS THE FOLLOWING:

Exclusion 1:

Beginning with an iron pin located on the southeast corner of lot No. 270 of the Kenilworth Estates, Section 4, as recorded in Plat Book 3300, page 36 of the Register's Office of Davidson County, Tennessee; thence South 23 deg. 45 min. East 32.86 feet to an iron pin in the northern right-of-way margin of Linbar Drive; thence North 85 deg. 43 min. West 72.72 feet to an iron pin; thence leaving said right-of-way North 67 deg. 25 min. East 64.2 feet to the point of beginning, containing 1,055 square feet.

Tract 3:
Land in Davidson County, Tennessee, and being all of Lot No. 274, Plan of Kenilworth Estates, Section Four, according to survey and plat of same appearing of record in Book 3300, pages 34, 35 & 36, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed to American Sunshine, Inc., a Tennessee corporation by Quitclaim Deed from Nashville Transportation, LLC, a Tennessee limited liability company, dated August 18, 2015, recorded August 31, 2015, of record in Instrument No. 20150831-0088338, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: (1) Property taxes for the year 2016, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying its prorated share thereof to Grantee who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) All matters appearing on the plan of Kenilworth Estates, Section Four, according to survey and plat of same appearing of record in Book 3300, pages 34, 35 & 36, in the Register's Office for Davidson County, Tennessee. (4) All matters appearing on the plan of Resubdivision of Parcels 201 & 202, Kenilworth Estates, Sec. Four, according to survey and plat of same appearing of record in Book 4470, pages 36 & 37, in the Register's Office for Davidson County, Tennessee. (5) All matters appearing on survey dated August 29, 1994 by A & A Engineers, Inc. (6) Restrictive Covenants of record in Book 3316, page 339, Register's Office for Davidson County, Tennessee. (6) Restrictive Covenants provided in deed of record in Instrument No. 20060912-0112601 and in Instrument No. 20140626-0056036, Register's Office for Davidson County, Tennessee. (7) Terms and provisions provided in agreement to maintain fence provided in deed of record in Instrument No. 20060912-0112601, Register's Office for Davidson County, Tennessee. (8) Perpetual Easement as provided in instrument of record in Book 5802, page 181; and as further referenced in Book 9089, page 287; Instrument No. 20010820-0089543 and in Instrument No. 20060907-0110511, Register's Office for Davidson County, Tennessee. (9) Easement for sewer mains of record in Book 3313, page 180, Register's Office for Davidson County, Tennessee, and (10) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands on the **22nd** day of **April, 2016**.

AMERICAN SUNSHINE, INC.,
a Tennessee corporation

By: _____
Mulugeta Abebe, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Mulugeta Abebe**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **President** of **American Sunshine, Inc.,** the within named bargainor, a corporation, and that he as such **President**, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as **President**.

Witness my hand and Official Seal this the **22nd** day of **April, 2016**.

C. M.

Notary Public
My Commission Expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017