WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of April, 2016

Notary Public:

MY COMMISSION EXPIRES: 8.21.17
(AFFIX SEAL)

MITCHELL A. WATTS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

BILL GARRETT, Davidson County
Trans: T20160033801 DEEDWARR
Recvd: 04/25/16 13:57 6 pgs
Fees: 33.00 Taxes: 851.00
20160425-0039987

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Branden J. Stansley	**NEW OWNER**	Parcel ID:
2602 Crestwood Road		08513001900 &
Nashville, TN 37214		08513002000

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Johnny L. Byrd, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Branden J. Stansley and wife, Margaret P. Stansley
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:

PART OF LOTS 12 & 13
BEGINNING AT AN IRON ROD (OLD) ON THE WESTERLY MARGIN OF CRESTWOOD ROAD, AS WIDENED (50' WIDE R.O.W.) AT THE INTERSECTION OF SAID WESTERLY MARGIN AND THE COMMON BOUNDARY LINE OF LOTS 13 & 14, RE-SUBDIVISION OF CLIFFDALE (BOOK 974, PAGE 49 R.O.D.C., TN), LOT 14 BEING OWNED BY JAMES C. HAILEY, JR (BOOK 6039, PAGE 404 R.O.D.C., TN), WHICH IS THE NORTHEAST CORNER OF THE HEREIN DESCRIBED LAND; THENCE WITH SAID WESTERLY AND THEN NORTHERLY MARGIN
S 07 26'11" W 80.67 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT THAT HAS A RADIUS OF 75.00 FEET, A CHORD BEARING AND DISTANCE OF
S 48 33'46" W 98.66 FEET FOR AN ARC LENGTH OF 107.67 FEET TO A POINT; THENCE
S 89 41'21" W 80.01 FEET TO A POINT IN THE EASTERLY MARGIN OF A PRIVATE ACCESS ROAD ; THENCE WITH SAID EASTERLY MARGIN
N 07 11'15" E, PASSING THE COMMON CORNER OF LOTS 12 & 13 OF SAID CLIFFDALE AT 63.74 FEET FOR A TOTAL DISTANCE OF 163.74 FEET TO AN IRON ROD (NEW) AT THE COMMON REAR CORNER OF SAID LOTS 13 & 14;
THENCE WITH THE LINE BETWEEN SAID LOTS 13 & 14
S 83 22'05" E 144.88 FEET TO THE POINT OF BEGINNING THE DESCRIBED TRACT CONTAINING 21521.78.00 S.F. OR 0.49 ACRES+/-

AND THAT PART OF THE RIGHT OF WAY CLOSED, VACATED AND ABANDONED BY METRO COUNCIL ORDINANCE BL-084-344 AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY MARGIN OF CRESTWOOD ROAD, AS WIDENED (50' WIDE R.O.W.), SAID POINT BEING LOCATED
S 07 26'11" W 80.67 FEET FROM THE INTERSECTION OF SAID WESTERLY MARGIN AND THE COMMON BOUNDARY LINE OF LOTS 13 & 14, RE-SUBDIVISION OF CLIFFDALE (BOOK 974, PAGE 49 R.O.D.C., TN); THENCE
S 07 26'11" W 66.15 FEET TO A POINT; THENCE WITH A CURVE TO THE RIGHT THAT HAS A RADIUS OF 100.00 FEET, A CHORD BEARING AND DISTANCE OF
S 69 16'04" W 69.78 FEET FOR AN ARC LENGTH OF 71.28 FEET TO A POINT; THENCE
S 89 41'21" W 83.29 FEET TO A POINT IN THE EASTERLY MARGIN OF A PRIVATE ACCESS ROAD ; THENCE WITH SAID EASTERLY MARGIN
N 07 11'15" E 25.21 FEET TO A POINT IN THE NORTHERLY MARGIN OF SAID CRESTWOOD ROAD; THENCE WITH SAID NORTHERLY MARGIN
N 89 41'21" E 80.01 FEET TO A POINT; THENCE WITH A CURVE TO THE LEFT THAT HAS A RADIUS OF 75.00 FEET, A CHORD BEARING AND DISTANCE OF
N 48 33'46" E 98.66 FEET FOR AN ARC LENGTH OF 107.67 FEET TO THE POINT OF BEGINNING THE DESCRIBED TRACT CONTAINING 4048.05 S.F. OR 0.09 ACRES+/-

BEING the same property conveyed to Johnny L. Byrd and wife, Patricia Ann Byrd by deed from Robert M. Brooks, Jr. and wife, Mary Brooks, of record in Book 3459, Page 209, dated October 19, 1962, Register's Office for said County. The said Patricia Ann Byrd died May 2, 2015.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Book 974, Page 49, said Register's Office.

See Attached Exhibit "A"

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2602 Crestwood Road, Nashville, TN 37214

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.

Witness my hand this 22nd day of April, 2016.

Johnny L. Byrd

Johnny L. Byrd

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 Johnny L. Byrd, 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.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of April, 2016.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

BILL NO. 084-344

AMENDING THE OFFICIAL STREET AND ALLEY ACCEPTANCE AND MAINTENANCE MAP FOR THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, BY CLOSING, VACATING AND ABANDONING A CERTAIN PORTION OF CRESTWOOD ROAD, ALL OF WHICH IS MORE PARTICULARLY DESCRIBED HEREIN.

WHEREAS: The owners of all the properties abutting said portion of said street are desirous that said closure be accomplished, and

WHEREAS: There is no future need for said portion of said street for street purposes.

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

SECTION 1. That the Official Street and Alley Acceptance and Maintenance Map for the Metropolitan Government of Nashville and Davidson County, as enacted by Council Bill No. 65-539, be and is hereby amended, as follows:

1) That that portion of Crestwood Road, as shown on the attached sketch, which is attached to and made a part of this ordinance as though copied herein, be and is hereby closed, vacated and abandoned.

2) That certain utility easements within the former right-of-way, all of which is more particularly described by lines, words and figures on the attached sketch, which is attached to and made a part of this ordinance as though copied herein, be and are hereby vacated and abandoned.

SECTION 2. BE IT FURTHER ENACTED, That easements are herein retained by the Metropolitan Government of Nashville and Davidson County, its agents, servants, and/or contractors and utility companies operating under franchise from the Metropolitan Government for the right to enter, construct, operate, maintain, repair, rebuild, enlarge, and patrol its now existing or future utilities, including drainage facilities, together with their appurtenances, and the doing of any and all things necessary and incidental thereto.

SECTION 3. BE IT FURTHER ENACTED, That in the event there is proposed any construction over, above, or under said existing utilities that said construction shall have the approval of the Director of Public Works and/or the Director of Water and Sewerage Services, together with the approval of the Nashville Electric Service, Nashville Gas Company, and South Central Bell Telephone Company.

SECTION 4. BE IT FURTHER ENACTED, That the Director of the Department of Public Works be and is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause said change to be made on said Map as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

SECTION 5. BE IT FURTHER ENACTED, That this ordinance take effect from and after its passage, the welfare of the Metropolitan Government of Nashville and Davidson County requiring it.

APPROVED:

Director
DEPARTMENT OF PUBLIC WORKS

Director
WATER AND SEWERAGE SERVICES

APPROVED BY THE METROPOLITAN PLANNING COMMISSION.

DATE: March 14, 1984

EXECUTIVE DIRECTOR & SECRETARY

Introduced by:

MEMBER OF THE METROPOLITAN COUNCIL

APPROVED AS TO LEGALITY OF FORM AND COMPOSITION:

Metropolitan Attorney

Assistant Metropolitan Attorney

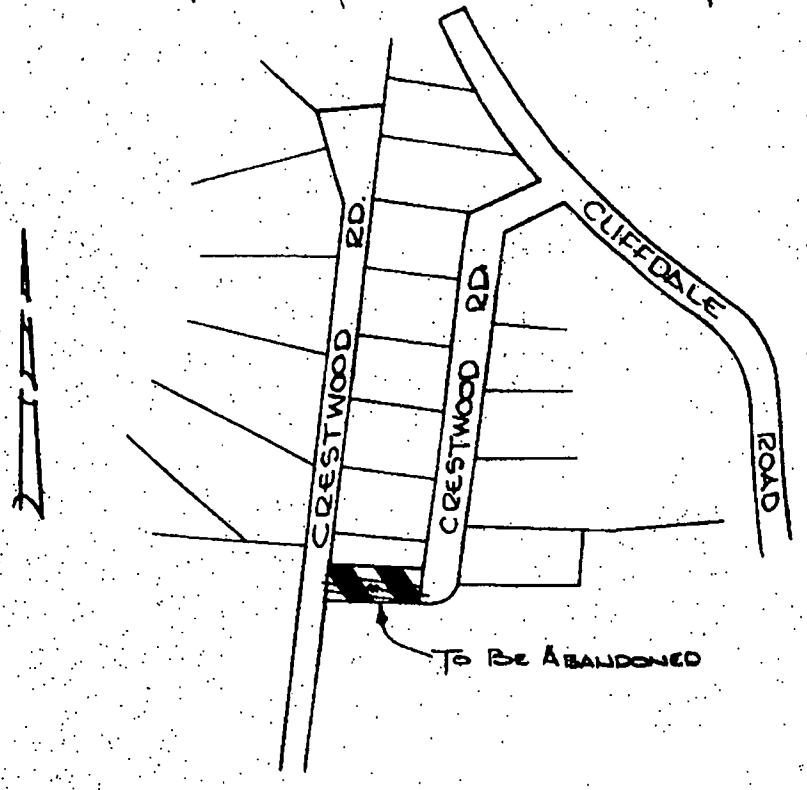
APPROVED METROPOLITAN
TRAFFIC AND PARKING COMMISSION

DATE June 12, 1984

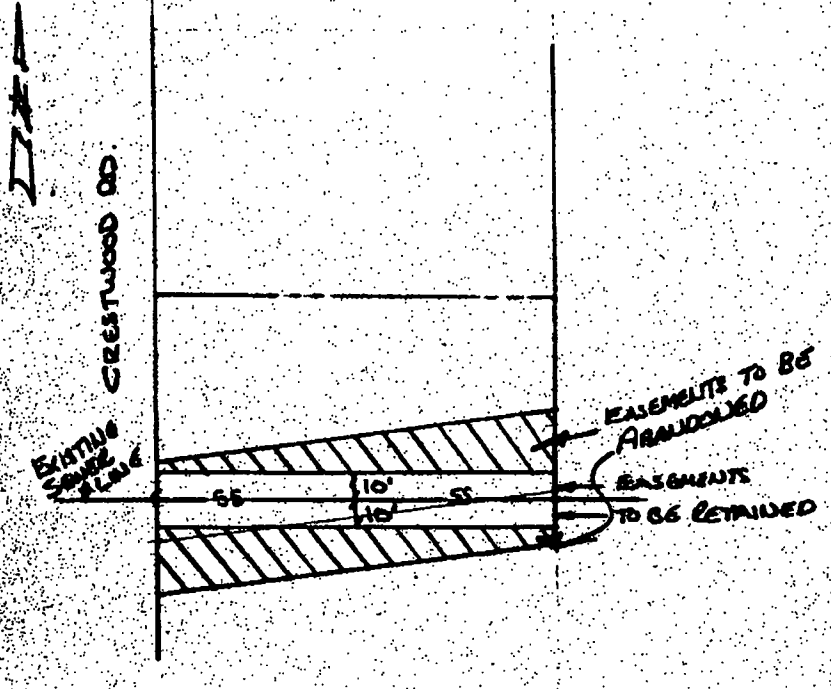
George C. Harper

EXECUTIVE SECRETARY

RIGHT-OF-WAY ABANDONMENT



EASEMENT ABANDONMENT.



FILED
METROPOLITAN
COUNCIL
Mar 8 2 48 PM '84

ORIGINAL

METROPOLITAN COUNTY COUNCIL

Bill No. 084-344

AMENDING THE OFFICIAL STREET AND ALLEY ACCEPTANCE AND MAINTENANCE MAP FOR THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, BY CLOSING, VACATING AND ABANDONING A CERTAIN PORTION OF CRESTWOOD ROAD, ALL OF WHICH IS MORE PARTICULARLY DESCRIBED HEREIN.

The within bill approved as to form and legality.

APPROVED BY PLANNING COMMISSION

Metropolitan Attorney.

Introduced MAY 15 1984

Passed first Reading MAY 15 1984

Referred to PUBLIC WORKS; HIGHWAYS, TRAFFIC AND PARKING; and PLANNING, ZONING, HISTORICAL & PORT AUTHORITY COMMITTEES

Amended

Passed second Reading JUN 5 1984

Referred to

Passed third Reading JUN 19 1984

Approved JUN 20 1984

By [signature]

Metropolitan Mayor

Documents Notified JUN 21 1984

NOTIFIED:

SEE STREET & ALLEY CLOSURES