Davidson County DEEDWARR
Recvd: 06/13/16 15:03 4 pgs
Fees:23.00 Taxes:601.25
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#32982

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32982-05-2016** **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: $162,500.00. Affiant Subscribed and sworn to before me this 9th day of June. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Charles A. Elcan 1034 Chancery Lane S Nashville, TN 37215	New Owner	Map and Parcel No.: 168 00 0 004 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, **Tiger Management Group, LLC, a Tennessee limited liability company, successor by merger to Real Estate Investment Group, LLC**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles A. Elcan, Trustee of the Charles A. Elcan 2007 HCPI Grantor Retained Annuity Trust, dated July 31, 2007.** ("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 unimproved property located at 9352 Highway 100, Nashville, TN 37221

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 9th day of June, 2016.

Tiger Management Group, LLC, a Tennessee limited liability company

BY: _____
Greg Merriman, Secretary/Treasurer

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

BEFORE ME, a Notary Public of the State and County aforementioned, personally appeared Greg Merriman, 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 Secretary/Treasurer of Tiger Management Group, LLC, a Tennessee limited liability company and as such Secretary/Treasurer executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 9th day of June, 2016.

_____
Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2020

EXHIBIT "A"

All that tract or parcel of land lying and being in Davidson County, Tennessee, bound on the South, West and North by Larry T. Allison and on the East by State Route 100. BEGINNING at an iron rod set in the West margin of State Route 100 (31.5 feet from the center), said point being approximately 51 feet North of the center of State Route 96, said point being the Northeast corner of this tract and a corner of Larry T. Allison; thence with said margin South 52 degrees 03 minutes West, 201.95 feet to an iron rod set (36.9 feet from the center); thence with Allison the following three (3) calls; North 50 degrees 11 minutes West, 136.19 feet to an iron rod found, North 38 degrees 21 minutes East, 195.45 feet to an iron rod found, South 50 degrees 48 minutes East, 184.00 feet to the beginning; containing 0.72 acres, more or less. This description was taken from a survey plat dated August 10, 2004 prepared by James H. Bingham, Jr., Tennessee Registered Surveyor, Certificate Number 1251, 110 second Avenue North, Lewisburg, Tennessee 37091.

Being the same property conveyed to Real Estate Investment Group, LLC, a Tennessee limited liability company by deed dated August 24, 2004 from Mary B. Matlock, widow and Larry E. Matlock of record in Instrument No. 20040916-0111816, Register's Office for Davidson County, Tennessee. Real Estate Investment Group, LLC a Tennessee limited liability company having since merged into Tiger Management Group, LLC, a Tennessee limited liability company as evidenced by Certificate of Merger filed with the Tennessee Secretary of State on July 19, 2012.

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. 168 00 0 004 00.
2. Perpetual Easement for Highway Purposes granted to the State of Tennessee of record in Book 4326, page 676, 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:

