THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 32989-05-2016** **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: $2,026,000.00 Affiant Subscribed and sworn to before me this 15th day of June, 2016. Notary Public My Commission Expires: 9-11-17

JANICE H. COLLINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

WARRANTY DEED

Address New Owner: Carlos Alexander Ryerson, Polly Dempsey Ryerson 4500 Malone Place Nashville, TN 37205	**Send Tax Bills To:** New owner	**Tax Information:** Map and Parcel No.: 116 07 0 096 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, **J. Kenneth Jacobs and wife, Ellen W. Jacobs**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Carlos A. Ryerson and Polly D. Ryerson, husband and wife** ("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 4500 Malone Place, 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.

BILL GARRETT, Davidson County
Trans:T20160052550 DEEDWARR
Recvd: 06/21/16 09:53 3 pgs
Fees:18.00 Taxes:7496.20
20160621-0062896

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of June, 2016.

J. Kenneth Jacobs

Ellen W. Jacobs

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **J. Kenneth Jacobs and Ellen W. Jacobs**, 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 15th day of June, 2016.

Notary Public

My Commission Expires:

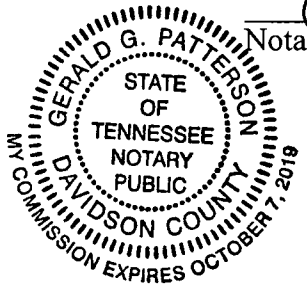


EXHIBIT "A"

A tract of land in the 7th Civil District of Davidson County, Tennessee, being part of Lot No. 4 of Block "A" on the Plan of the Subdivision of the Malone Property, called Honeywood Subdivision, not of record, described according to a survey made by Barge, Waggoner and Sumner, Inc., Engineers, May 1, 1962, as follows:

Beginning on the northerly margin of Malone Avenue at a point 250 feet west of the northwest corner of said Malone Avenue and Sunnyside Drive, being the corner of Lots Nos. 4 and 5 on said plan of Honeywood Subdivision; thence with the line between Lots Nos. 4, 5 and 6, northwardly 340 feet; thence westwardly 146 feet; thence southwardly 341 feet to the northerly margin of said Malone Avenue; thence with same, eastwardly 225 feet to the beginning.

Being the same property conveyed to J. Kenneth Jacobs and wife, Ellen W. Jacobs by Installment Deed dated March 11, 1966 from Bette H. Obermeyer, unmarried of record in Book 3995, page 676, Register's Office for Davidson County, Tennessee. Re-recorded in Book 7033, page 116, 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. 116 07 0 096 00.
2. Belle Meade City taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No.: 116 07 0 096 00.