BILL GARRETT, Davidson County
Trans:T20160066203 DEEDWARR
Recvd: 08/02/16 09:12 2 pgs
Fees:13.00 Taxes:873.20
20160802-0079440

State of Tennessee
County of Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $236,000.00
Frank C. May
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF July, 2016.
Notary Public
MY COMMISSION EXPIRES: 5-20-20

DAVID KIMBROUGH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

This instrument prepared by:
Freedom Title Services, LLC, 109 Hazel Path, Suite 2, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL
4068 OLD HICKORY BOULEVARD, LLC	Frank C. May	089-00-0/670.00
(NAME) 4068 Old Hickory Blvd.	(NAME) 4544 Harding Pk., Suite 201	
(ADDRESS) Nashville, TN 37218	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

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 ACKNOWLEGED, WE, THE ESTATE OF RICHARD N. COOLIDGE, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO 4068 OLD HICKORY BOULEVARD, LLC, A TENNESSEE LIMITED LIABILITY COMPANY ("EAT") HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING SITUATED ONTHE NORTH EAST SIDE OF OLD HICKORY BOULEVARD, BEING SHOWN ONTAX MAP 089 AS A PORTION OF PARCEL 034.00, OWNED BY FANNIE C. BUCHANAN OF RECORD IN DEED BOOK 00001467, PAGE 0000521, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY (R.O.D.C.,TN), SHOWN AS SUCH ON A BOUNDARY SURVEY BY WISER COMPANY, LLC, DRAWING REFERENCE #03-01-603, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FENCE POST AT THE NORTH EAST CORNER OF THE AFOREMENTIONED PARCEL 034.00 AND THE SOUTHWEST CORNER OF THE ELLER AND OLSON STONE CO., INC. PROPERTY; THENCE SOUTH 10 DEG. 16'30" EAST, 1788.26' TO A FENCE POST THIS BEING THE TRUE POINT OF BEGINNING AND THE NORTH EAST CORNER OF HEREIN DESCRIBED PROPERTY; THENCE WITH A FENCE LINE AND THE REMAINING PORTION OF SAID BUCHANAN PROPERTY FOR THE NEXT FOUR (4) CALLS, SOUTH 07 DEG. 47'19", 329.59' TO A 8' HACKBERRY TREE; THENCE SOUTH 26 DEG. 55'47" EAST, 12.64' TO A FENCE POST, SAID FENCE POST SITTING EAST OF A STOCK POND; THENCE SOUTH 30 DEG. 45'32" WEST, 53.05' TO A 24" HACKBERRY TREE, SAID HACKBERRY BEING JUST SOUTHEAST OF SAID STOCK POND; THENCE SOUTH 01 DEG. 48'24" EAST, 469.49' TO AN IRON PIN SET, SAID PIN BEING IN THE NORTH MARGIN OF OLD HICKORY BOULEVARD; THENCE ALONG THE NORTH MARGIN OF OLD HICKORY BOULEVARD, NORTH 85 DEG. 47'36" WEST 555.09' TO AN IRON PIN SET; THENCE LEAVING SAID ROAD, WITH A FENCE LINE AND SAID REMAINING BUCHANAN PROPERTY, NORTH 08 DEG. 00'07" EAST 216.59' TO A FENCE POST; THENCE NORTH 84 DEG. 24'29" WEST, 160.49" TO A FENCE POST; THENCE NORTH 21 DEG. 39' 25" EAST 201.55' TO A FENCE POST; THENCE

NORTH 36 DEG. 27'26" WEST, 71.18' TO A FENCE POST; THENCE 53 DEG. 35'04" EAST, 84.13' TO A FENCE POST; THENCE NORTH 30 DEG. 56'37" WEST, 136.83' TO A FENCE POST IN AN INTERSECTING FENCE; THENCE WITH A FENCE LINE NORTH 65 DEG. 34'10" EAST, 626.48' TO THE POINT OF BEGINNING AND CONTAINING 467.407.6 SQUARE FEET OF 10.73 ACRES MORE OR LESS.

BEING THE SAME PROPERTY CONVEYED TO RICHARD N. COOLIDGE BY WARRANTY DEED FROM FANNIE C. BUCHANAN, RECORDED ON MARCH 19, 2003, IN INSTRUMENT NO. 20030319-0036592, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

RICHARD N. COOLIDGE IS DECEASED. THE GRANTOR HEREIN IS THE SUCCESSOR EXECUTOR OF THE ESTATE OF RICHARD N. COOLIDGE AND IS AUTHORIZED TO EXECUTE THIS DEED PURSUANT TO AN ORDER APPROVING CONTRACT FOR SALE OF REAL PROPERTY, DATED JUNE 21, 2016, IN THE SEVENTH CIRCUIT COURT OF DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION, DOCKET NO. 14-P-484.

This is improved property, known as 4068 OLD HICKORY BLVD., NASHVILLE, TN 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantees. Grantors covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness our hands this 28th day of July, 2016.

William M. Kalil

THE ESTATE OF RICHARD N. COOLIDGE
BY: WILLIAM M. KALUDIS, SUCCESSOR EXECUTOR

STATE OF TENNESSEE
COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned authority, WILLIAM M. KALUDIS AS SUCCESSOR EXECUTOR FOR THE ESTATE OF RICHARD N. COOLIDGE, with whom I am personally acquainted, and made oath that they executed the foregoing instrument as a free act and deed and for the purposes therein contained.

DONE at offices in Hendersonville, Tennessee, on this the 28th day of July, 2016.

NOTARY PUBLIC
My commission expires: 5-20-20

DAVID KIMBROUGH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY