This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd., PO Box 17116
Nashville, Tennessee 37217

Recording Information:

Davidson County DEEDWARR
Recvd: 09/02/16 13:33 4 pgs
Fees:23.00 Taxes:4255.00
20160902-0092689

Send tax bill to
NEW OWNER:
Cornelia Properties LLC
629 Cornelia Ct.
Nashville, TN 37217

MORTGAGEE:
Southern Bank of Tennessee
1499 No. Mt. Juliet Rd.
Mt. Juliet, TN 37122

MAP 106
GROUP 07
PARCEL 40

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEE", and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Carol A. Gnyp, Trustee of the Marital Trust U/A dated November 14, 1996, conveying all the interest of the Marital Trust,** AND **Carol A.Gnyp, Trustee, Gnyp Family Irrevocable Trust (a/k/a Andrew Gnyp Family (Credit Shelter) Trust) u/a dated November 14, 1996, conveying all the interest of the Gnyp Family Irrevocable Trust (a/k/a Andrew Gnyp Family (Credit Shelter) Trust)u/a dated November 14, 1996** (The Trustee of each Trust referenced above "..... have full power and authority as to any properties, real, personal or mixed..." pursuant to Item X, Section A, of the Gnyp Family Revocable Living Trust Agreement; which also references Trustee powers in Tennessee Code Annotated Section 35-50-110) hereinafter called the "GRANTORS". The "GRANTORS", **Carol A. Gnyp, Trustee of the Marital Trust U/A dated November 14, 1996,** AND **Carol A.Gnyp, Trustee, Gnyp Family Irrevocable Trust (a/k/a Andrew Gnyp Family (Credit Shelter) Trust) u/a dated November 14, 1996,** have bargained and sold, and by these presents, do transfer and convey unto **Cornelia Properties, LLC, a Tennessee limited liability company,** hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Attached Exhibit "A"

Being the same property conveyed to Carol A.Gnyp, Trustee, Gnyp Family Irrevocable Trust (a/k/a Andrew Gnyp Family (Credit Shelter) Trust) u/a dated November 14, 1996, a 1/2 interest, from Carol A Gnyp, Successor Trustee, Gnyp Family Revocable Trust Agreement dated November 14, 1996, by Deed dated July 31, 2003, of record in Instrument no. 20030808-0113768, Register's Office for Davidson County, Tennessee.

AND

Being the same property conveyed to Carol A. Gnyp, Trustee of the Marital Trust U/A dated November 14, 1996, a 1/2 interest, from Carol A Gnyp, Successor Trustee, of the Gnyp Family Revocable Trust Agreement dated November 14, 1996, by Deed dated November 30, 2005, of record in Instrument no. 20051202-0144741, Register's Office for Davidson County, Tennessee.

Taxes for the current year have been settled between the parties. Said property is transferred subject to the following matters:
Subject to all applicable zoning and planning restrictions, and all health department rules and regulations that may affect the premises.
Subject to an easement set forth in an instrument of record in Book 9508, page 104, said Register's Office, to which instrument reference is here made for the exact terms and details thereof.

This is improved property known as 629 Cornelia Court, Nashville, Tennessee 37217.

GRANTORS make no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including any improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that

the property conveyed hereby, including any improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

THIS conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said "GRANTEE", its successors and assigns, forever, and,

GRANTORS do covenants with the said "GRANTEE" that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered, unless otherwise herein set out; and,

GRANTORS, do further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said "GRANTEE", and its successors 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 the 26th day of August, 2016.

Carol A. Gnyp, Trustee,
of the Marital Trust U/A dated November 14, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Carol A. Gnyp, as Trustee of the Marital Trust U/A dated November 14, 1996, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she as Trustee, with the authority to do so, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of August, 2016.

NOTARY PUBLIC
My Commission Expires: 03/10/19

CHARITY HIGH LAW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

Carol A. Gnyp, Trustee,
of the Gnyp Family Irrevocable Trust
(a/k/a Andrew Gnyp Family (Credit Shelter)
Trust) u/a dated November 14, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Carol A. Gnyp, as Trustee of Gnyp Family Irrevocable Trust (a/k/a Andrew Gnyp Family (Credit Shelter) Trust) u/a dated November 14, 1996, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she as Trustee, with the authority to do so, executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 26th day of August, 2016.

CHARITY HIGH LAW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

NOTARY PUBLIC
My Commission Expires: 03/10/19

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual value or consideration, whichever is greater, for this transfer is $1,150,000.00.

AFFIANT

CHARITY HIGH LAW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

Subscribed and sworn to before me on this 26th day of August, 2016.

NOTARY PUBLIC My Commission expires: 03/10/19

Exhibit "A"

On previous Deeds Real Property was described as:

Parcel No. 1

Being Lot No. 6 on the unrecorded map showing a division of certain Buchanan Lands according to a survey of R.B. Sneed under date of April 27, 1955, and referred to in a decree of the Chancery Court of Davidson County, of record in Minute Book 178, page 100 of said Court, and being a portion of Lots 6, 7 and 8 on the Map showing the Albert Buchanan (deceased) Land, as divided among his heirs, of record in Plat Book 843, page 51; Register's Office for said County, and described according to a survey made by E.L. Miller, Jr. and Company, Surveyors, June 12, 1966 as follows:

Beginning at an iron pin on the southerly margin of a 25-foot lane bordering said property on the north at the northeast corner of Lot No. 7 on said unrecorded map of R.B. Sneed, thence with the southerly margin of said lane South 88° East 76.6 feet to an iron pin on the westerly margin of a 25 foot strip of land given for a street (now Cornelia Court); thence with the same, South 7° 45' West 223.5 feet to an iron pin; thence North 79° 45' West 76.6 feet to the southeast corner of said lot No. 7; thence with the line between said lots Nos. 6 and 7 on said unrecorded map, North 7° 45' East 212 feet to the beginning.

Parcel No. 2

Two tracts of land in Davidson County, Tennessee: the first tract being part of Lots 6, 7 and 8 on the Map showing the Albert Buchanan (deceased) Land, as divided among his heirs, of record in Plat Book 843, page 51, Register's Office for said County, and being Lot No. 7 on the unrecorded map showing a division of certain Buchanan Lands according to a survey of R.B. Sneed under date of April 27, 1955, and referred to in a decree of the Chancery Court of said County, of record in Minute Book 178, page 100 of said Court; the second tract being Lot "B" on said unrecorded survey of R.B. Sneed. Said two tracts are described together according to a survey by Ralph W.C. Lambert, dated June 20, 1974, as follows: Beginning at a railroad spike in the south margin of a 25 foot lane bordering said property on the north at the northeast corner of Lot No. 7 on said unrecorded map of R.B. Sneed, thence with the southerly margin of said lane S 88° 39' W 76.6 feet to an iron pin; thence leaving said lane S 10° 26' W 196.6 feet to an iron pin; thence N 79° 45' W, 21 feet to an iron pin; thence S 10° 15' W, 180 feet to an iron pin, in the north margin of Cornelia Street (formerly Blossom or Ellen Avenue); thence with the margin of said street S 79° 45' E, 70 feet to an iron pin; thence leaving said street and with the west margin of the property conveyed to R.L. Couch and wife by deed of record in Book 2805, page 313, N 10° 15' E 180 feet to an iron pin; thence S 79° 45' E 27.6 feet to an iron pin; thence N 10° E, 212 feet to the point of beginning.

Commonly known as: 629 Cornelia Court, Nashville, TN 37217

Above Real Property having since been surveyed and is NOW described as :

Beginning at an Iron Rod on the North Right-of-way of Cornelia Street, Said Point Being Located S71°43'31"e 234.14 Feet from a Iron Pipe at the Northeast Right-of-way Intersection of Cornelia Street with Spence Lane;

Thence Leaving Cornelia Street with the Property Line of Wco Spence Lane, Llc, as of Record in Book 20141106-0102608, Register's Office Davidson County, Tennessee, N19°36'12"e 179.97 Feet to an Iron Rod on the Property Line of John and Kathy Westerlund, as of Record in Book 11530, Page 429, Register's Office Davidson County, Tennessee;

Thence with the Property Line of John and Kathy Westerlund, S73°21'06"e 22.18 Feet to an Iron Rod;

Thence Continuing with the Property Line of John and Kathy Westerlund, N16°14'10"e 197.54 Feet to a P.k. Nail on the South Right-of-way of Cornelia Court;

Thence with the South Right-of-way of Cornelia Court, S82°04'47"e 76.60 Feet to a Rail Road Spike;

Thence Continuing with the South Right-of-way of Cornelia Court, S82°04'47"e 76.80 Feet to a P.k. Nail at the West Right-of-way of Cornelia Court;

Thence with the West Right-of-way of Cornelia Court, S16°10'59"w 223.50 Feet to a Mark at a Retaining Wall;

Thence Leaving Said Court, N73°25'08"w 104.48 Feet to a Point;

Thence, S19°36'12"w 180.00 Feet to an Iron Rod on the North Right-of-way of Cornelia Street;

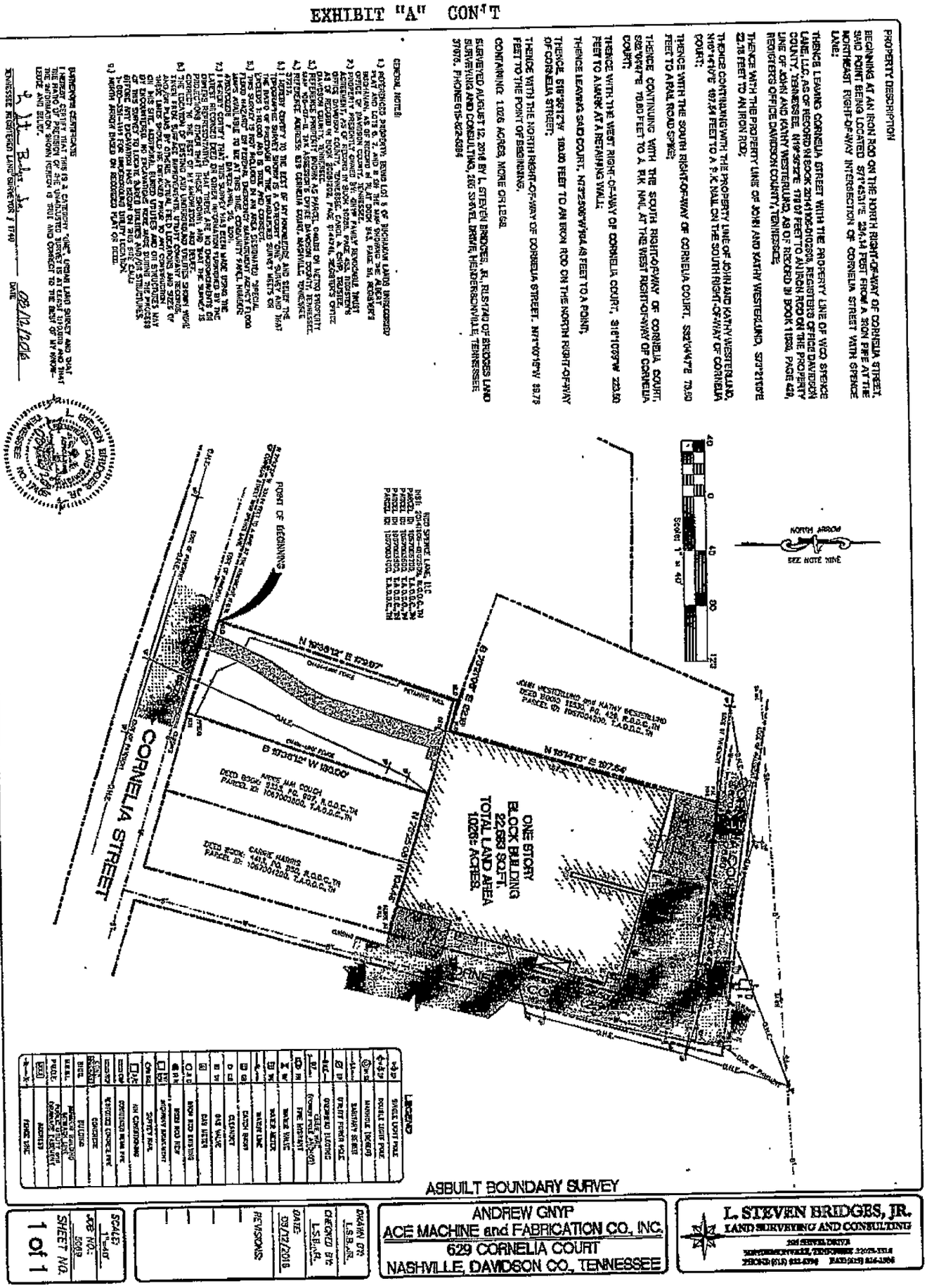
Thence with the North Right-of-way of Cornelia Street, N71°00'16"w 69.78 Feet to the Point of Beginning.

Containing: 1.026 Acres, More or Less.

Surveyed August 12, 2016 by L. Steven Bridges, Jr., Rls1740 of Bridges Land Surveying and Consulting, 205 Shivel Drive, Hendersonville, Tennessee 37075. Phone 615-822-5394.

Commonly known as: 629 Cornelia Court, Nashville, TN 37217

EXHIBIT "A" CON'T



CERTIFICATION

I do hereby make oath that I am 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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31 day of August, 2016, personally appeared before me, a notary public for county and state, Tonia Rutgers, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA R. WAYNICK
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILSON

MY COMMISSION EXPIRES:
JUNE 25, 2019