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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**2002 Richard Jones Road, Suite 203A**<br>**Nashville, TN 37215**<br><br>**CRT File No. 16078478**<br><br>BILL GARRETT, Davidson County<br>Trans:T20160078291 DEEDWARR<br>Recvd: 09/07/16 11:16 2 pgs<br>Fees:13.00 Taxes:5698.00<br>20160907-0093946 | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $1,540,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this ~~2nd~~ 31st day of ~~September~~ August, 2016.<br><br>Notary Public<br>My Commission Expires: |

WTC WTC

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

## WARRANTY DEED

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| Address New Owner:<br>Paul M. Zukowsky, Trustee<br>1709 TYNE BLVD<br>Nashville TN 37215-4812 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>14500015200 |

**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, **Dawn Nepp, Successor Trustee of The 1709 Tyne Boulevard Land Title Trust Agreement U/A dated June 25, 2012** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Paul M. Zukowsky, Trustee of The Frederik Bennett Trust**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 34th councilmanic district of Nashville, Davidson County, Tennessee, being Lot 2 on the Revised Blake Subdivision recorded in Instrument No. 20060607-0067539, Register's Office for said County and more particularly described as follows:

Beginning in the East right of way of Tyne Boulevard at the Northwest corner of Kimberly Estates, Section 2, recorded in Book 5190, Page 613, R.O.D.C.; thence along said Easterly right of way N 22° 31' E, 12.01 feet; Thence along a curve to the left, having a radius of 1457.39 feet, a distance of 88.14 feet; thence S 71° 55' 47" E, 10.0 feet; Thence along a curve to the left, having a radius of 1467.39 feet, a distance of 307.36 feet; thence N 83° 55' 47" W, 10 feet; Thence along a curve to the left having a radius of 1457.39 feet, a distance of 87.65 feet; thence leaving said right of way N 64° 00' 17" E, 172.55 feet; Thence S 85° 47' 09" E, 336.43 feet to an iron pin at the Northwest corner of Lot 3 on the Plan of Kimberly Estates, recorded in Book 5210, Page 170, R.O.D.C.; thence with said Lot 3, S 25° 43' 23" W, 342.84 feet to an iron pin; Thence along the North line of said Kimberly Estates, Section 2, N 88° 42' W, 494.01 feet to the Point of Beginning, and containing 5.27 acres, more or less.

Being the same property conveyed by Warranty Deed from Robert Frank McAlpine and Hal G. Cato, as tenants in common to Edwin S. Pyle, Trustee of The 1709 Tyne Boulevard Land Title Trust Agreement U/T/A dated June 25, 2012, as recorded on the 2nd day of August, 2012 in Instrument No. 20120802-0068180 and Quitclaim Deed from Edwin S. Pyle, Trustee of The 1709 Tyne Boulevard Land Title Trust Agreement U/A dated June 25, 2012 to Dawn Nepp, Successor Trustee of the 1709 Tyne Boulevard Land Title Trust Agreement U/A dated June 25, 2012, as recorded on the 1st day of July, 2015 in Instrument No. 20150701-0063850, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISED BLAKE Subdivision, as recorded in Plat Book 6200, Page(s) 824 and Instrument No. 20060607-0067539.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property located at 1709 TYNE BLVD Nashville TN 37215-4812

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 2nd day of September, 2016.

The 1709 Tyne Boulevard Land Title Trust Agreement U/A dated June 25, 2012.

By: Dawn Nepp, Successor Trustee
Dawn Nepp, Successor Trustee

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dawn Nepp, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the successor trustee of the 1709 Tyne Boulevard Land Title Trust Agreement U/A, dated June 25,2012, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31 day of August 2016.

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Notary Public