Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr. Suite 290
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20160083071 DEEDWARR
Recvd: 09/21/16 16:04 2 pgs
Fees:13.00 Taxes:806.60
20160921-0099730

STATE OF TENNESSEE
COUNTY OF Davidson

SANYA L. ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of September, 2016

Notary Public
Commission Expires: 5/6/19

Address of New Owner	Send Tax Bills To:	Map & Parcel
Titan Real Estate Group, LLC 73 Tusculum Road Nashville, TN 37013	NEW OWNER	162-00-0-057.00

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 ACKNOWLEDGED, I/WE,

James Rolland Thomason, II, Trustee of the Thomason House Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Titan Real Estate Group, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I:
LAND in Davidson County, Tennessee, according to a survey made by James L. Murphy, Jr. on December 7, 1959, unrecorded and described as follows:

Beginning at a point in the southern right-of-way line of Tusculum Road, which is also the common corner of Wittemore's property, and running north 79° 47' east 506.0 feet to an iron pin; thence south 4° 38' east 497.41 feet to an iron pin; thence south 78° 54' west 431.02 feet to an iron pin; thence south 73° 30' west 222.05 feet to an iron pin; thence north 6° 33' west 508.26 feet to an iron pin; which is located in the southern right-of-way line of Tusculum Road; thence along said right-of-way north 73° 12' east 162.67 feet to the beginning, consisting of 7.57 acres, more or less.

BEING the same property conveyed to James Roland Thomason, II, Trustee of the Thomason House Trust, dated July 26, 2013, by Quitclaim Deed from James R. Thomason and wife, Evelyn C. Thomason, dated 7/26/13 and recorded 7/29/13 in Instrument No. 20130729-0078353; and being the same property previously conveyed to James R. Thomason and wife, Evelyn C. Thomason, by Warranty Deed from Ruby E. Chadwell, et al, dated 12/30/59 and recorded 12/31/59 in Book 2998, Page 555, in the Register's Office of Davidson County, Tennessee.

INCLUDED in the above description, but EXCLUDED therefrom is that portion having been conveyed to The Metropolitan Government of Nashville and Davidson County, by Agreed Final Order recorded in Book 5894, Page 94, in the Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

A strip or parcel of land in the 31st Councilmanic District of the Metropolitan Government of Nashville and Davidson County, Tennessee, being described according to a survey made by the Engineering Division of the Public Works Department of said Government known as Project 63-R-106, Tusculum Road.

Beginning at a point on the present southerly margin of Tusculum Road, which is also the common corner of Consolidated Developments Inc., property and running north 79° 47' East 139 feet to a point on the new relocated southerly margin of Tusculum Road; thence South 74° 39' West 302 feet along the new relocated southerly margin of the Tusculum Road, the same being parallel to and 30 feet from the new relocated center line of Tusculum Road to a point, thence North 6° 33' West 9 feet along the property line between Thomason and Hill to a point on the present southerly margin of Tusculum Road; thence North 73° 12' East 162.67 feet along the present southerly margin of Tusculum Road to the point of beginning and containing 2617 square feet more or less.

TRACT II:

NOTE: the legal description between the deeds in Book 5112, Page 499 and Instrument No. 20130729-0078354 are different. They appear to have similar calls, but they are not exactly the same. It is unknown which legal description is correct. Please verify correct legal for tract II and add to your Commitment prior to closing.

BEING the same property conveyed to James Roland Thomason, II, Trustee of the Thomason House Trust, dated July 26, 2013, by Quitclaim Deed from James R. Thomason and wife, Evelyn C. Thomason, dated 7/26/13 and recorded 7/29/13 in Instrument No. 20130729-0078354; and being the same property previously conveyed to James R. Thomason and wife, Evelyn C. Thomason, by Warranty Deed from Consolidated Developments, Inc., dated 1/31/77 and recorded 2/4/77 in Book 5112, Page 499, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 73 Tusculum Road, Nashville, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 14th day of September, 2016.

James Rolland Thomason II TRUSTEE
James Rolland Thomason, II, Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **James Rolland Thomason, II, Trustee of the Thomason House Trust** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 14th day of September, 2016.

Notary Public
My Commission Expires: 1/13/20

(Notary Seal)

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY