Boy 36

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160084919 DEEDWARR
Recvd: 09/27/16 13:47 4 pgs
Fees:23.00 Taxes:15521.50
20160927-0101884

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $4,195,000.00.

John L Freund
Affiant

Subscribed and sworn to me on September 23, 2016.

Linda A. Bryan
NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 9-11-2017

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29351SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Hunters Campus, LLC, a Tennessee Limited Liability Company P.O. Box 120897 Nashville, TN 37212	SAME AS NEW OWNERS	08212027800 08309000500 08212281

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, John L. Freund and wife, Linda F. Freund, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Hunters Campus, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTEE,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT 1:

BEING A TRACT OF LAND LYING IN THE 5TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, SAID TRACT BEING NOTED AS PARCEL 5 AS SHOWN ON TAX MAP 83-09, AND PART OF LOT 54 AND ALL OF LOTS 55 & 56 OF THE D. PHELPS SILVERDENE PARK SUBDIVISION OF RECORD IN PLAT BOOK 421, PAGE 31, OWNER OF RECORD BEING JOHN L. AND LINDA F. FREUND AS OF RECORD IN INSTRUMENT NUMBER 201302060012142, REGISTERS OFFICE, DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICURALY DISCRIBED AS FOLLOWS:

BEGINNING AT A PK NAIL OLD, SAID NAIL BEING SITUATED IN THE NORTHERLY RIGHT OF WAY LINE OF MAIN STREET AND BEING THE INTERSECTION POINT OF THE EASTERLY RIGHT OF WAY LINE OF ALLEY NUMBER 308, SAID NAIL ALSO BEING THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED HEREIN;

THENCE, WITH THE SAID EASTERLY RIGHT OF WAY LINE OF ALLEY NUMBER 308 AND LEAVING THE NOTHERLY RIGHT OF WAY LINE OF MAIN STREET, NORTH 24 DEG 56 MIN 51 SEC WEST, 152.00 FEET TO AN IRON PIN OLD, SAID PIN BEING A CORNER COMMON WITH THE METRO

GOVERNMENT NE POWER BOARD AS OF RECORD IN BOOK 2904, PAGE 175, R.O.D.C., TN.;

THENCE, WITH THE SAID METRO PROPERTY, NORTH 65 DEG 07 MIN 58 SEC EAST, 150.00 FEET TO A PK NAIL OLD, SAID NAIL BEING SITUATED IN THE WESTERLY RIGHT OF WAY LINE OF 10TH STREET;

THENCE, WITH THE SAID WESTERLY RIGHT OF WAY LINE, SOUTH 24 DEG 56 MIN 51 SEC EAST, 119.67 FEET TO A PK NAIL OLD, SAID NAIL BEING THE BEGINNING OF A RADIUS RETURN OF SAID MAIN STREET;

THENCE, WITH A CURVE TO THE RIGHT, SAID CURVE HAVING A DELTA ANGLE OF 76 DEG 59 MIN 49 SEC, A RADIUS OF 24.00 FEET, A CHORD BEARING OF SOUTH 13 DEG 33 MIN 04 SEC WEST, CHORD DISTANCE OF 29.88 FEET FOR A TOTAL ARC LENGTH OF 32.25 FEET TO A PK NAIL OLD, SAID NAIL BEING SITUATED IN THE SAID NORTHERLY RIGHT OF WAY OF MAIN STREET;

THENCE, CONTINUING WITH MAIN STREET THE FOLLOWING BEARINGS AND DISTANCES: THENCE, WITH A CURVE TO THE RIGHT, SAID CURVE HAVING A DELTA ANGLE OF 07 DEG 35 MIN 07 SEC, A RADIUS OF 300.00 FEET, A CHORD BEARING OF SOUTH 55 DEG 50 MIN 32 SEC WEST, CHORD DISTANCE OF 39.69 FEET FOR A TOTAL ARC LENGTH OF 39.72 FEET TO A PK NAIL OLD;

THENCE, WITH A CURVE TO THE RIGHT, SAID CURVE HAVING A DELTA ANGLE OF 05 DEG 29 MIN 54 SEC, A RADIUS OF 545.00 FEET, A CHORD BEARING OF SOUTH 62 DEG 23 MIN 01 SEC WEST, CHORD DISTANCE OF 52.28 FEET FOR A TOTAL ARC LENGTH OF 52.30 FEET TO A PK NAIL OLD;

THENCE, SOUTH 65 DEG 07 MIN 58 SEC WEST, 40.00 FEET TO THE POINT OF BEGINNING CONTAINING 22,273 SQUARE FEET OR 0.511 ACRES, MORE OF LESS.

Being the same property conveyed by Quitclaim Deed from John L. Freund to John L. Freund and wife, Linda F. Freund, as recorded on the 6th day of February, 2013 in Instrument No. 20130206-0012143; Quitclaim Deed from Josephine L. Freund, a widow to John L. Freund , as recorded on the 13th day of August, 1999 in Deed Book 11619, Page 203; Probate Docket #98P1844 and Special Warranty Deed from Ramsey Investments, Inc. to John A Freund and John L. Freund, as recorded on the 8th day of September, 1992 in Deed Book 8724, Page 125, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to John L. Freund, married by Quitclaim Deed dated April 30, 1990 from Sheila R. Hunter, Dempsey Dean Hunter, and Reginald K. Hunter, and filed of record on May 16, 1990 in Book 8109, page 647 and by Co-Executors' Deed in Book 8109, page 644, Register's Office for Davidson County, Tennessee. And being further conveyed to John L. Freund and wife, Linda F. Freund by Quitclaim Deed from John L. Freund married of record as Instrument No. 20130206-0012144, Register's Office for Davidson County, Tennessee.

TRACT 2:

BEING A TRACT OF LAND LYING IN THE 5TH COUNCIL DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, SAID TRACT BEING NOTED AS PARCELS 278 AND 281 AS SHOWN ON TAX MAP 82-12, AND PART OF LOT 53 AND ALL OF LOTS 50-52 OF THE D. PHELPS SILVERDENE PARK SUBDIVISION OF RECORD IN PLAT BOOK 421, PAGE 31, OWNER OF RECORD BEING JOHN L. AND LINDA F. FREUND, PARCEL 278 BEING RECORDED IN INSTRUMENT NUMBER 201302060012143 AND PARCEL 281 BEING RECORDED IN INSTRUMENT NUMBER 201302060012144,

REGISTERS OFFICE, DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICURALY DISCRIBED AS FOLLOWS:

BEGINNING AT A PK NAIL OLD, SAID NAIL BEING SITUATED IN THE NORTHERLY RIGHT OF WAY LINE OF MAIN STREET AND BEING THE INTERSECTION POINT OF THE WESTERLY RIGHT OF WAY LINE OF ALLEY NUMBER 308, SAID NAIL ALSO BEING THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED HEREIN AND ALSO BEING THE SOUTHEAST CORNER OF PARCEL 278;

THENCE, WITH THE SAID NORTHLY RIGHT OF WAY LINE OF MAIN STREET AND LEAVING THE WESTERLY RIGHT OF WAY LINE OF ALLEY NUMBER 308, SOUTH 65 DEG 07 MIN 58 SEC WEST, 150.00 FEET TO A PK NAIL NEW, SAID NAIL BEING AT THE INTERSECTION OF THE SAID NORTHERLY RIGHT OF WAY LINE OF MAIN STREET AND THE EASTERLY RIGHT OF WAY LINE OF FINN STREET;

THENCE, WITH THE EASTERLY RIGHT OF WAY LINE OF SAID FINN STREET, NORTH 24 DEG 56 MIN 51 SEC WEST, PASSING THE SOUTHWEST CORNER OF PARCEL 281 AT A DISTANCE OF 145 FEET, FOR A TOTAL DISTANCE OF 195.00 FEET TO AN IRON PIN OLD, SAID PIN BEING A CORNER COMMON WITH THE METRO GOVERNMENT NE POWER BOARD AS OF RECORD IN BOOK 2904, PAGE 175, R.O.D.C., TN. AND ALSO BEING THE NORTHWEST CORNER OF PARCEL 281 DESCRIBED HEREIN;

THENCE, WITH THE SAID METRO PROPERTY, NORTH 65 DEG 07 MIN 58 SEC EAST, 150.00 FEET TO AN IRON PIN OLD, SAID PIN BEING SITUATED IN THE SAID WESTERLY RIGHT OF WAY LINE OF SAID ALLEY NUMBER 308;

THENCE, WITH THE SAID ALLEY 308, SOUTH 24 DEG 56 MIN 51 SEC EAST, PASSING THE NORTHEAST CORNER OF PARCEL 278 AT A DISTANCE OF 50.00 FEET, FOR A TOTAL DISTANCE OF 195.00 FEET TO THE POINT OF BEGINNING CONTAINING 29,250 SQUARE FEET OR 0.671 ACRES, MORE OF LESS.

Being the same property conveyed by Quit Claim Deed from John L. Freund, married to John L. Freund and wife, Linda F. Freund, as recorded on the 6th day of February, 2013 in Instrument No. 20130206-0012142; Warranty Deed from Sherry G. Hunter, a widow to John L. Freund, married, as recorded on the 16th day of May, 1990 in Deed Book 8109, Page 641; Last Will and Testament of C. Dempsey Hunter, as recorded on the 16th day of May, 1990 in Deed Book 8109, Page 649; Warranty Deed from Clarence D. Witt to Clarence D. Hunter, Et Ux, Sherry D. Hunter, as recorded on the 1st day of November, 1972 in Deed Book 4651, Page 557; Warranty Deed from Clarence D. Witt, Et Ux, Eva Jane Witt to Clarence D. Hunter, Et Ux, Sherry D. Hunter, as recorded on the 1st day of November, 1972 in Deed Book 4651, Page 559 and Warranty Deed from Clarence D. Witt Et Ux, Eva Jane Witt to Clarence D. Hunter, Et Ux, Sherry D. Hunter, as recorded on the 1st day of November, 1972 in Deed Book 4651, Page 561, in the Register's Office of Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County which have been prorated by the parties and assumed by the Grantee(s).
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of D. D. PHILIPS SILVERDENE PARK SUBDIVISION, as recorded in Plat Book 421, Page(s) 31, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

3. Covenants, Conditions and Restrictions as set forth in Covenants and Restrictions recorded in Book 3368, Page 23 and Book 4602, Page 154, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
4. Subject to all matters as shown on survey ALTA/NSPS Land Title and Partial Topographic, dated June 27, 2016, HFR Project No. 20160823-52, Michael R. Williams TN RLS No. 1906.

This property is also known as improved property located at 969 & 975 Main Street, 107 Finn Street, Nashville, TN 37206.

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 covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, it's 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/our hand(s) this 23rd day of September, 2016.

John L. Freund

John L. Freund

Linda F. Freund

Linda F. Freund

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared John L. Freund and wife, Linda F. Freund to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on September 23, 2016.

Todd A. Bricker

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 9-11-2017