BILL GARRETT, Davidson County
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20161007-0106198

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
VGF Tennessee, LLC 511 Union Street, Suite 1600 Nashville, TN 37219	VGF Tennessee, LLC 511 Union Street, Suite 1600 Nashville, TN 37219	102110-01500

THIS INDENTURE, made this 5th day of October, 2016 between

Jack T. Canady and wife, Kathleen M. Canady

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

VGF Tennessee, LLC

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in the 8th, formerly the 12th Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Beginning in the center of Charlotte Pike at the northwest corner of an eleven acre tract of land conveyed to E. J. Adkisson and wife, Marcie N. Adkisson by deed from A. G. Ewing, Jr., et al., of record in Book 460, page 523, Register's Office for Davidson County, Tennessee; thence with the center line of said pike, eastwardly, 158 feet to a point in the center of said pike; thence southwardly 426 feet to a point; thence westwardly 129 feet to a point in the west line of the eleven acre tract of land deeded to said Adkisson and wife; thence with the west line of said original tract, northwardly 457 feet to the point of beginning.

Being the same property conveyed to Jack T. Canady and wife, Kathleen M. Canady by Warranty Deed dated 4/23/94 from Joyce Miles and spouse, A.E. Miles of record in Book 9331, Page 975, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 6817 Charlotte Pike, Nashville, TN 37209.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2016 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Jack T. Canady

Kathleen M. Canady

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Jack T. Canady and Kathleen M. Canady, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 5th day of October, 2016.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $1,200,000.00.

Affiant

Sworn to and subscribed before me, this 5th day of October, 2016.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County