BILL GARRETT, Davidson County
Trans:T20160089543 DEEDWARR
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Fees:18.00 Taxes:2335.44
20161011-0107405

File Box 24 B

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
DM Scovel Properties, LLC 50% undivided interest and Hyperion Holdings,GP 50% undivided interest, as Joint Tenants in Common. 829 Gale Lane Nashville, TN 37204	New Owner	p/o 118-06

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, William Christopher Reynolds, a single person (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto DM Scovel Properties, LLC 50% undivided interest and Hyperion Holdings, GP 50% undivided interest, as Joint Tenants in Common. (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in the 17th Councilmanic District, City of Nashville, Davidson County, Tennessee part of Lot 19-B on the Map of Battlefield Estates, Section One, recorded in Plat Book 843, pages 96 and 97, Register's Office for said County, and more particularly described in boundary survey prepared by Crawford & Cummings, P.C. dated August 31, 2016 as follows:

To find the point of beginning commerce from the centerline extension of Vaulx Lane to the southerly right-of-way margin of Gale Lane (right-of-way varies);

Thence, with said right-of-way margin, easterly 340 feet to an iron rod (found), being the northeast corner of the herein described tract and the Point of Beginning;

Thence, leaving said right of way margin and with the westerly line of the David W. Vaughn Sr. tract, recorded in Deed Book 9295, page 344, R.O.D.C., Tennessee, South 11 degrees 12' 53" East, a distance of 100.00 feet to an iron rod (set) also being the southeast corner of the herein described tract;

Thence, continuing with the Vaughn tract, North 89 degrees 40' 12" West, a distance of 50.00 feet to an iron rod (set) the east line of Lot 18-B on the Map of Battlefield Estates, Section One, also being part of the William Christopher Reynolds Tract, recorded in Instrument No. 20150710-0067038, R. O. D. C., Tennessee and the southwest corner of the herein described tract;

Thence, leaving the Vaughn tract and wit the east line of Lot 18-B, North 11 degrees 12' 53" East, for a distance of 100.000 feet to an iron rod (set) in the southerly right-of-way margin of Gale Lane, being the northeast corner of Lot 18-B and the northwest corner of the herein described tract;

Thence, leaving Lot 18-B and with the southerly right-of-way margin of Gale Lane, South 89 degrees 40' 12" East, for a distance of 50.00 feet to the Point of Beginning and containing 4,898 Square feet or .011 Acres, more or less.

Being part of the same property conveyed to Tom A. Moore and wife, Lois B. Moore by deeds of record in Book 2491, page 219 and Book 6690, page 934 (Lot 19-B) and Book 3768, page 247 (Lot18-B), Register's Office for Davidson County, Tennessee. Tom A. Moore died on June 15, 1983 and Lois B. Moore died on January 27, 2002, testate and her Last Will and Testament was duly probated I the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Case No. 02P-293. Barbara M. Reynolds and Alice M. Weaver were her heirs at law and beneficiaries under said Last Will and testament as evidenced in a quitclaim Deed of record in Instrument No. 20030612-0081449, said Register's Office. Barbara M. Reynolds and Alice M. Weaver quitclaimed the property to William Christopher Reynolds of record in Instrument No. 20140527-0045346, as correcting said Legal Description by instrument of record in Instrument No. 20150710-0067038, said Register's Office. Quitclaim Deed from William Christopher Reynolds, unmarried to William Christopher Reynolds for the purpose to separate the parcels contained in Instrument No. 20161006-0105754, said Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:

1. 2017 Davidson County taxes are not yet due and payable.
2. Plat of record in Plat Book 843, page 96 and 97, Register's Office for Davidson County, Tennessee.

This is improved real property located on 829 Gale Lane, Nashville, Tennessee 37204.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $631,200.00.

Affiant

Subscribed and sworn to before me this 7th day of October, 2016.

Notary Public

ANN B. WADDELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Commission Expires: 10/12/19

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it's successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and against the lawful claims of all persons whomsoever.

Witness my hand this 7th day of October, 2016

William Christopher Reynolds

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared William Christopher Reynolds with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 7th day of October, 2016.

Notary Public

My Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017