STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF October, 2016.

Notary Public
MY COMMISSION EXPIRES: 3/26/17
File No. G16-6488D

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20160094030 DEEDWARR
Recvd: 10/25/16 09:38 2 pgs
Fees:13.00 Taxes:370.00
20161025-0112589

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Union Real Estate Investment, Inc. (NAME)	New Owner (NAME)	34-13-55
5429 Oak Chase Dr. (STREET ADDRESS)	" (STREET ADDRESS)	
Antioch, TN 37013 (CITY) (STATE) (ZIP)	" (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Katherine Buford Radford, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Union Real Estate Investment, Inc.,** 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:

Land in Davidson County, Tennessee, being the north part of Lot No. 22 and northwest part of Lot No. 23 on the plan of EDGEMEADE FARM, as shown by plat of record in Plat Book 547, Page 89 & 90, in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows: BEGINNING at a point in the easterly margin of the Gallatin Turnpike 1.5 feet east of the easterly margin of a stone wall, said point being 170 feet north of the north margin of Edgemeade Boulevard; thence with the easterly margin of said Pike northerly 308 feet to the northwest corner of Lot No. 22; thence with the north line of the same South 89 deg. East 193 feet to the corner of Lots No. 22 and 23; thence with the north line of Lot 23 South 89 deg. East 18 feet, North 85 deg. East 87 feet North 74 ¾ deg. East to the northeast corner of the property in question; thence southerly to a stake which is 195 feet north of the north margin of Edgemeade Boulevard; thence westerly parallel to the north margin of Edgemeade Boulevard, 318 feet more or less to a point which is 100 feet east of the easterly margin of the Gallatin Pike; thence Southerly, parallel to the easterly margin of the Gallatin Pike, 30 feet to a point; thence westerly 100 feet to the point of beginning.

BEING the same property conveyed to Katherine Radford from Charles D. Brown, Executor of the Estate of Samuel N. Chaffin, by Deed dated July 25, 2005, as Instrument No. 20050801-0089958 and Re-Recorded as Instrument No. 20050822-0099768, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 547, page 89&90, Register's Office for Davidson County, Tennessee.

2. Easement for Sanitary Sewers/Storm Drainage as recorded in Book 3278, page 386, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1450 Gallatin Pike North, Madison, TN 37115.

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 do 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. Whenever 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 14th day of October, 2016.

Katherine Buford Radford — October 14, 2016

Katherine Buford Radford — Date

STATE OF Georgia

COUNTY OF Chatham }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Katherine Buford Radford, unmarried, the bargainor(s), 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, this 14th day of October, 2016.

My Commission Expires:_____

Karen L Fisher

Notary Public

KAREN L. FISHER
Notary Public, Chatham County GA
My Commission Expires July 8, 2017

KAREN L. FISHER NOTARY PUBLIC CHATHAM COUNTY GA

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066