Davidson County DEEDWARR
Recvd: 11/09/16 10:04 4 pgs
Fees:23.00 Taxes:1295.00
20161109-0118425

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

28711-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Trivium Ventures, LLC 718 Thompson Lane Suite 108-430 Nashville, TN 37204	New Owner	17300006700

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Karen J. Rhodes** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **TRIVIUM VENTURES, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), its successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

BEING a tract in the 5th Civil District of Davidson County, State of Tennessee, and being Lot No. 1 on the Map of the H.E. Bornal Subdivision of part of the King Land, and described according to a copy of a survey thereof made October, 1946, by H.B. Fowlkes, Surveyor, as follows:

BEGINNING at a point in the easterly margin of Nolensville Pike at the corner of Lots Nos. 1 and 2; thence, along the line between said lots northeasterly and along said line extended 1168.4 feet to a point in the Briley Lands; thence, along Briley's line, South 2 degrees 30' East 884 feet to a point in the line of the Douglas Allen Tract; thence, along the line of the same North 86 degrees west 838.5 feet to the East margin of Nolensville Pike; thence, with the margin of the same, North 40 degrees 03' West 50 feet to the BEGINNING, containing 9.2 acres, more or less.

BEING all of the same property conveyed to Roy A. Rhodes and wife, Mary S. Rhodes by Deed dated July 3, 1948 from James W. Hunter and wife, Sarah G. Hunter, of record in Book 1630, Page 497, Register's Office for Davidson County, Tennessee. The said Roy A. Rhodes having since died on December 16, 1982, the property vested in Mary S. Rhodes as surviving tenant by the entirety. The said property was further conveyed to Charles Bennett Rhodes and Morris Allen Rhodes by Quitclaim Deed dated August 12, 1997 from Mary Kate Rhodes, of record in Book 10565, Page 993, said Register's Office, the said Mary S. Rhodes and Mary Kate Rhodes being one and the same person. The property was further conveyed to Charles Bennett Rhodes and wife, Karen J. Rhodes by Quitclaim Deed dated July 5, 2001 from Morris Allen Rhodes, an unmarried person, of record in Instrument No. 20010706-0072278, said Register's Office. The said Charles Bennett Rhodes having since died on June 9, 2013, the property vested in Karen J. Rhodes as surviving tenant by the entirety.

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 Grantor covenants with the said Grantee that she 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 on the attached Exhibit A; and Grantor does further covenant and bind herself, her heirs, and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this instrument this 8 day of November, 2016.

Karen J. Rhodes

Karen J. Rhodes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Karen J. Rhodes, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 8 day of November, 2016.

Notary Public
My Commission Expires: _____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $560,000.00.

Affiant

Subscribed and sworn to before me this
8 day of November, 2016.

Notary Public
My Commission Expires: _____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

EXHIBIT A

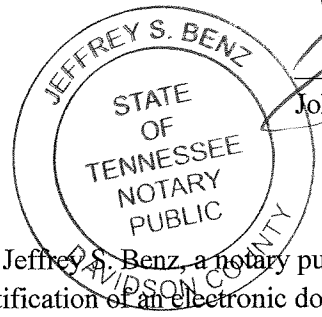
Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2017 and subsequent years, not yet due and payable. Map and Parcel 17300006700.

3. Agreement for Dedication of Easement for Water Mains and Appurtenances, of record in Instrument No. 20031218-0180323, Register's Office for Davidson County, Tennessee.

I, John T. Cook, do hereby make oath that I am a licensed attorney and the custodian of the electronic Version of the attached document tendered for Registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019