This document prepared by (~~and after recording return to~~):
Name: William Davis, Attorney, P.C.
Address: 219 Ward Circle, Ste 5
City, State, Zip: Brentwood, TN, 37027
Phone: 615-369-0039
File Number: WWD-3152

BILL GARRETT, Davidson County
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Recvd: 11/21/16 14:18 4 pgs
Fees:23.00 Taxes:777.00
20161121-0122770

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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Mark Phillip Singer, a married man,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **4927 Buena Vista, LLC, a Tennessee Limited Liability Corporation,** hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

See Exhibit "A" Attached Hereto

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any 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.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 18th day of November, 2016.

Mark Phillip Singer -Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark Phillip Singer, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 18th day of November, 2016.

WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My commission expires:
12/27/2016

NOTARY PUBLIC

Grantee(s) Name, Address:	Send Tax Statement To:
4927 Buena Vista, LLC	
921B Woodland Street	SAME
Nashville, TN 37206	

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$210,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 18th day of November, 2016.

Affiant

Notary Public

My commission expires:

12/27/2016

WILLIAM DAVIS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

Return to:
MAGNOLIA
TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206

EXHIBIT "A"
LEGAL DESCRIPTION:

Being two parcels of land in the 1st Civil District of Davidson County, State of Tennessee located on the west margin of Buena Vista Pike, belonging to Mark Singer as shown in Deed Book 10959 Page 093 and Deed Book 10959 Page 096 in the Registers Office of Davidson County Tennessee (RODCT), and being shown on Map 059-00 as Parcels 142.00 and 146.00 in Davidson County, and being more particularly described as follows:

BEGINNING at an iron pin on the west margin of Buena Vista Pike, approximately 480 feet north of the intersection of the northerly right of way of Buena View Boulevard and the westerly right of way of Buena Vista Pike, said iron pin being the southeast corner of the property herein described, and said iron pin being the northeast corner of Hill as shown in 20080505-0045922, RODCT, thence;

1. Leaving the margin Buena Vista Pike and with the north line of Hill, Map 059-05 Parcel 001.00, passing the northwest corner of Hill and also with the line of McClain, Map 059-05 Parcel 010.00, South 71 degrees 03 minutes 36 seconds west, a distance of 297.91 feet to a fence post ,said fence post being a north corner of McClain, and being in the south line of the property herein described, thence;
2. With the line common to the McClain property and the property herein described, North 18 degrees 47 minutes 33 seconds West, a distance of 98.67 feet to an iron pin, said iron pin being a property corner common to McClain and the property herein described, thence;
3. With the north line of McCLain, the north R.O.W. of VistaView Drive, the north line of the property belonging to Woodyard, Map 059-05 Parcel 012.00, the north line of the property belonging to Majors, Map 059-05 Parcel 023.00, the north R.O.W of Trumpet Circle, and the north line of the property belonging to Hill, Map 059-05 Parcel 024.00, South 71 degrees 06 minutes 05 seconds West, a distance of 598.03 feet to a fence post, said fence post being the southwest corner of the property herein described, and said fence post being the northwest corner of Hill , and said fence post being on the east line of Singer, Map 059-05 Parcel 223.00. thence;

4. With the east line of Buena Vista Estates recorded in Plat book 4460 Page 85, and passing the following parcels: Parcel 223.00 on Map 059-05 belonging to Singer, Parcel 222.00 on Map 059-05 belonging to Merrit, Parcel 221.00 on Map 059-05, belonging to Timberlake, and Parcel 220.00 on map 059-05 Belonging to Gillespie , North 18 degrees 08 minutes 07 seconds West, a distance of 301.62 feet to a fence post, said fence post being the northeast corner of Gillespie, thence;

5. With the north line of Gillespie and Campbell, Map 059-05 Parcel 302.00, South 71 degrees 34 minutes 36 seconds West, a distance of 255.42 to a fence post, said post being a west corner of the property herein described and said fence post being a corner common to Campbell, thence;

6. With the east line of Campbell and the far west line of the property herein described, North 19 degrees 18 minutes 27 seconds West, a distance of 174.08 feet to a point in a fence line, said point being on the east line of Watkins, Map 059-01 Parcel 018.00, and said point being the northwest corner of the property herein described, and said point being the southwest corner of Gary , Map 059-00 Parcel 057.00, thence;

7. With the south line of Gary, North 71 degrees 10 minutes 23 seconds East. A distance of 928.47 feet to an iron pin, said iron pin being the northeast corner of the property herein described, and said iron pin being on the line of Hawkins, Map 059.00 Parcel 216.00, thence;

8. With the east line of the property herein described and with the west line of Hawkins and with the west line of Fening Map 059-00 Parcel 039.03, South 25 degrees 03 minutes 09 East, a distance of 174.73 feet to an iron pin, said iron pin being on the east line of the property herein described, and said iron pin being the southwest corner of Fenning, and said iron pin being on the north line of Barnes, Map 059-00 Parcel 038.00, thence,

9. With the north line of Barnes Map 059-00 Parcel 038.00, South 69 degrees 51 minutes 09 seconds West, a distance of 40.94 feet to a fence post, said fence post being the northwest corner of Barnes, and said fence post being in the east line of the property herein described, thence;

10. Passing three lots, Barnes, Antione, Map 059.00 Parcel 037.00, and Singer, Map 059-00 Parcel 036.00, and With the east line of the property herein described, South 18 degrees 02 minutes 27 seconds East, a distance of 303.08' to a fence corner, Said fence corner being the southwest corner of Singer and being an east corner of the property herein described; thence'

11. With the north line of the property herein described and the south line of Singer, North 70 degrees 23 minutes 41 seconds East, a distance of 248.26 feet to a fence post, said fence post being on the west margin of Buena Vista Pike, and said corner being the southeast corner of Singer (036.00), thence;

12. With the west margin of Buena Vista Pike, South 17 degrees 59 minutes 58 seconds East, a distance of 100.51 to an iron pin, THE BEGINNING containing 389691 Square feet or 8.946 acres more of less according to a survey dated October 03, 2016 by Jesse E. Walker RLS., PE

Being the same property conveyed to Mark Phillip Singer by Warranty Deed from John Daniel Singer, Executor of the Estate of Charles H. Singer, Jr., dated 06/01/1998 and filed for record on 06/03/1998 in Book 10959, page 93 (as to Parcel 146), and Book 10959, page 96 (as to Parcel 142), Register's Office for Davidson County, Tennessee.

This is unimproved property also known as 4927 Buena Vista Pike, Nashville, TN 37218.

Map Number 059; Parcels 146 and 142