Davidson County DEEDWARR
Recvd: 12/05/16 11:26 4 pgs
Fees:23.00 Taxes:19425.00
20161205-0127298

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33296-10-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $5,250,000.00. Affiant Subscribed and sworn to before me this 30th day of November, 2016. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner: Residential Tech, LLC, A Tennessee limited liability company 1220 Chickering Road Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 130 14 0 012 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Frances Currey Briggs, an unmarried person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Residential Tech, LLC, A Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1220 Chickering Road, Nashville, TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

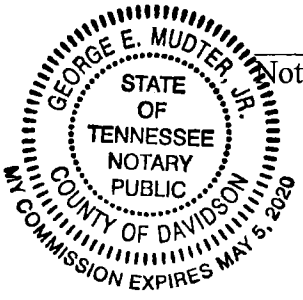
IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of November, 2016.

Frances Currey Briggs

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Frances Currey Briggs**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of November, 2016.



Notary Public

My Commission Expires:

EXHIBIT "A"

Being a parcel of land in the City of Belle Meade, Second Civil District, Thirty-Fourth Councilmanic District, Metropolitan Nashville, Davidson County, Tennessee located on the easterly side of Chickering Road, South of Herbert Place and being more particularly described according to a survey dated March 2, 1993, prepared by Barge, Waggoner, Sumner, and Cannon, 162 Third Ave. No., Nashville, Tennessee, File No. 4925-46, Tenn. Lic. No. 1487, as follows:

BEGINNING at an iron pin in the easterly right-of-way line of Chickering Road, said iron pin being southerly 967 feet more or less from the southerly right-of-way line of Herbert Place;

THENCE, with said easterly right-of-way line 10 degrees 00' E, 348.06 feet to an iron pin;

THENCE, leaving said right-of-way line with the southerly line of Lot No. 1 as shown on the Plan of Resubdivision of Part of Blocks "H" and "I" on the Plan of Belle Meade No. 2, as of record in Book 4675, page 123, Register's Office for Davidson County, Tennessee, S 86 degrees 50' E, 1093.77 feet to an iron pin.

THENCE, leaving said line with the westerly line of property conveyed to Cornelia S. Cargile and L.B. Stevens, Jr. et ux, by deed of record in Book 5853, page 813, Register's Office for Davidson County, Tennessee, S 3 degrees 15' W, 350.00 feet to an iron pin in the northerly line of property conveyed to George N. Bullard, et ux, by deeds of record in Book 939, page 276 and Book 1149, page 610, Register's Office for Davidson County, Tennessee;

THENCE, with said line N 86 degrees 36' W, 1,134.70 feet to the point of beginning.

Containing 387,568 square feet or 8.90 acres, more or less.

Being the same property conveyed to Roger T. Briggs, Jr. and wife, Frances C. Briggs, by deed dated April 30, 1993 from the Irrevocable Trust of Cornelia Folk Stevens by and through the Trust's Trustee, NationsBank of Tennessee, N.A., of record in Book 8932, page 935, Register's Office for Davidson County, Tennessee. Pursuant to a Final Decree of Divorce filed in Docket No. 10D-2516, 4th Circuit Court of Davidson County, Tennessee, Roger Thomas Briggs, Jr. conveyed his interest in subject property to Frances Currey Briggs by Quitclaim Deed dated April 27, 2012 of record in Instrument No. 20120509-0040262, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, a lien, but not yet due and payable. Map and Parcel No. 130 14 0 012 00.
2. Belle Meade City taxes for the year 2017, a lien, but not yet due and payable. Map and Parcel No.: 130 14 0 012 00.
3. All matters appearing on the Plan of record as Book 421, page 51, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6122, page 352, Register's Office for Davidson County, Tennessee.
5. Easement for sanitary sewer granted to the City of Belle Meade of record in Book 6148, page 248, Register's Office for Davidson County, Tennessee.
6. Conveyance of water tap rights contained in Deed of record in Book 980, page 482, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

