Mail: Elizabeth Levsen
311 Bailey Ln
Pleasant View, TN 37146

This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 6**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**
File Number:	**WWD-3165**

BILL GARRETT, Davidson County
Trans: T20160109768 DEEDWARR
Recvd: 12/14/16 10:22 4 pgs
Fees: 23.00 Taxes: 5827.50
20161214-0131003

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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, **William Hewlett and Sally Hewlett, Trustees of The William A. Hewlett and Sally M. Hewlett Family Trust dated June 3, 2016,** hereinafter referred to as "Grantor", has this day bargained and sold, and by these present does hereby transfer and convey unto **Jeff Landman and Mary Landman, husband and wife,** 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 is improved property also known as 1645 Tyne Boulevard, Nashville, Tennessee, 37215.

Map and Parcel: 14500002000

THIS CONVEYANCE IS SUBJECT to all rights of ingress and egress to a cemetery as shown on the survey of the William M. Blackie property prepared by Anderson, Delk & Associates, dated 02/18/1992, as set out in Warranty Deed of record in Book 8642, page 500, Register's Office for Davidson County, Tennessee.

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.

WDH

WITNESS Grantor's hand this the 8 day of December, 2016.

The William A. Hewlett and Sally M. Hewlett
Family Trust dated June 3, 2016

William A. Hewlett, Trustee Date 12/8/2016

Sally M. Hewlett, Trustee Date 12/8/2016

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Aurora A. Gillette, 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 _____ day of December, 2016.

See Attached Certificate
NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$1,575,000.00** 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 13 day of December, 2016.

Elizabeth Cole
Affiant

NOTARY PUBLIC

W. WILLIAM DAVIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

My commission expires: 12/7/2016

Grantee(s) Name, Address:	Send Tax Statement To:
Jeff Landman and Mary Landman	
~~1645 Tyne Boulevard~~ 1054 Overton Lea	SAME
Nashville, TN 37215	

EXHIBIT "A"
LEGAL DESCRIPTION:

Being a 13.11 more or less acre tract of land lying in the 24th Councilmanic District of Davidson County, Tennessee, and being the William M. Blackie property of record in Book 5623, page 455, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the southerly margin of Tyne Boulevard, said point being the most northwesterly corner of Lot No. 5 on the plan of Alpine Estates, as of record in Book 3106, page 142, Register's Office for Davidson County, Tennessee; thence with the westerly line of said Lot No. 5, Alpine Estates, South 10 deg 37 min 00 sec West a distance of 36.10 feet to a point; thence continuing South 05 deg 16 min 00 sec West a distance of 625.00 feet to a point; thence with the westerly line of Laurel Ridge Subdivision, Section Two, as of record in Book 3600, page 8, Register's Office for Davidson County, Tennessee, South 05 deg 28 min 14 sec West a distance of 27.87 feet to a point; thence with the northerly line of Lot No. 5 on the plan of Kimberly Estates, as of record in Book 5210, page 170, Register's Office for Davidson County, Tennessee; South 86 deg 28 min 22 sec West a distance of 333.83 feet to a point; thence continuing South 01 deg 17 min 11 sec East a distance of 14.14 feet to a point; thence with the northerly line of Lot No. 1 on the plan of Blake Subdivision, as of record in Book 6200, page 824, Register's Office for Davidson County, Tennessee, South 85 deg 29 min 00 sec West a distance of 508.32 feet to a point in the easterly margin or Tyne Boulevard; thence with said margin of Tyne Boulevard the following calls: North 04 deg 31 min 00 sec West a distance of 67.55 feet to a point; thence with a curve to the right having a radius of 691.20 feet, a delta of 74 deg 35 min 10 sec, a chord bearing and distance of North 32 deg 41 min 35 sec East, 835.98 feet, an arc distance of 897.78 feet to a point; thence continuing South 20 deg 05 min 50 sec East a distance of 5.00 feet to a point; thence with a curve to the right having a radius of 686.20 feet, a delta of 12 degrees 00 min 00 sec, a chord bearing and distance of North 75 deg 54 min 10 sec East, 143.45 feet, an arc distance of 143.72 feet to a point; thence continuing South 08 deg 05 min 50 sec East a distance of 10.00 feet to a point; thence with a curve to right having a radius of 676.20 feet, a delta of 27 deg 18 min 50 sec, a chord bearing and distance of South 84 deg 26 min 25 sec East, 319.31 feet, an arc distance of 322.36 feet to the point of beginning, containing 13.11 acres, more or less.

Being the same property conveyed to William A. Hewlett and wife Sally M. Hewlett by Warranty Deed from William M. Blackie, Jr. and Martha Van Meter Cooke and Third National Bank in Nashville, Co-Executors of the Estate of William M. Blackie and the Estate of Van Meter Proctor Blackie, dated 06/01/1992 and filed for record on 06/03/1992 in Book 8642, page 500, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to William Hewlett and Sally Hewlett, Trustees of The William A. Hewlett and Sally M. Hewlett Family Trust dated June 3, 2016, by Warranty Deed from William A. Hewlett and Sally M. Hewlett, husband and wife, dated 08/18/2016 and filed for record on 08/30/2016 in Instrument Number 20160830-0090473, Register's Office for Davidson County, Tennessee.

WPH

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Santa Clara

On December 8, 2016 (Date) before me, Etsuko Hartnett, Notary Public,

personally appeared William A. Hewlett and Sally M. Hewlett (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

ETSUKO HARTNETT
Commission # 2089894
Notary Public - California
San Mateo County
My Comm. Expires Dec 12, 2018

Notary Seal

Notary Signature

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 12/08/2016 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: William A. Hewlett and Sally M. Hewlett

☐ Individual

☐ Corporate Officer
Title(s): _____

☐ Partner -- ☐ Limited ☐ General

☐ Attorney-in-fact

☑ Trustee

☐ Parent, Guardian, or Conservator

☐ Other: _____

Signer is Representing: _____