Davidson County DEEDWARR
Recvd: 12/21/16 11:09 4 pgs
Fees:23.00 Taxes:8325.00
20161221-0134055

#33389

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33389-12-2016** **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: $2,250,000.00. Affiant Subscribed and sworn to before me this 19th day of December, 2016. Notary Public My Commission Expires: KELLY E. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires November 6, 2017

WARRANTY DEED

Address New Owner: Ronnie Dunn, Janine Dunn 1900 Chickering Road Nashville, TN 37215	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 157 00 0 007 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, **Thomas F. Frist, III and wife, Julie D. Frist**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ronnie Dunn and Janine Dunn, husband and wife** ("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 1900 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 16 day of December, 2016.

Thomas F. Frist, III

Julie D. Frist

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

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

Witness my hand, at office, this 16 day of December, 2016.

Notary Public

My Commission Expires:

July 8, 2019

SUSAN M. CARROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 8, 2019

EXHIBIT "A"

Land in the 7th Civil District of Davidson County, Tennessee, being part of Tract No. 1 on the plat showing the subdivision of the J.H. Northern Farm, as of record in Book 1130, page 48, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a spike in the center of Belle Meade Pike (now known as Chickering Road), 1100 feet north of the intersection of Old Hickory boulevard and the Belle Meade Pike; then along the center of Belle Meade Pike, south 1-3/4 deg. east 235-1/2 feet; thence south 87-1/2 deg., east 1096 feet to a point in the west line of Mrs. Ed Sawyer's line; thence along Sawyer's line north 2-1/2 deg., east 235 1/2 feet to a rock, the common corner of Tract Nos, 1 and 2, 1096 feet to the beginning, containing 6 acres, more or less.

Being the same property conveyed to Thomas F. Frist, III and wife Julie D. Frist by deed dated February 1, 2005 from David Bruce P'Pool and wife, Charlotte Gibson P'Pool, of record in Instrument No. 20050201-0011799, 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. 157 00 0 007 00.
2. All matters appearing on the Plan of record as Book 1130, page 48, Register's Office for Davidson County, Tennessee.
3. No insurance is afforded as to the exact amount of acreage contained in the property described herein.
4. Title to that portion of the subject property embraced within the bounds of any roads, highways, or public rights-of-way.

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:

