BILL GARRETT, Davidson County
Trans:T20170002841 DEEDWARR
Recvd: 01/11/17 11:22 2 pgs
Fees:13.00 Taxes:9065.00
20170111-0003200

**Prepared By & Return To:**
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
16-1862

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9th day of January, 2017

Notary Public
Commission Expires: 5-8-18

A. C. HALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2018

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Tennessee Medical Association<br>701 Bradford Ave<br>Nashville, TN 37204 | NEW OWNER | 105-14-0-225-00 |

**WARRANTY DEED**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**Tennessee Voices for Children, Inc., A Tennessee nonprofit corporation**

HEREINAFTER REFERRED TO AS THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Tennessee Medical Association, A Tennessee nonprofit corporation**

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Melpark Subdivision Section 4, as shown on plat of record in Plat Book 6250, Page 803, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tennessee Voices for Children, Inc., a Tennessee not-for-profit corporation by special warranty deed from 701 Bradford Avenue LLC, a Tennessee limited liability company of record in Instrument No. 20070823-0101042, Register's Office for Davidson County, Tennessee, dated 08/23/2007 and recorded on 08/23/2007.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 701 Bradford Avenue, Nashville, TN 37204.

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, it's successors and assigns forever; and grantor does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 9th day of January, 2017.

**Tennessee Voices for Children, Inc., A Tennessee nonprofit corporation**

By: Rikki Harris
Its: Executive Director/Authorized Representative

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned Notary Public for the State and County, aforesaid, personally appeared **Rikki Harris**, with whom I am personally acquainted (or proved to me upon the basis of satisfactory evidence) and who upon oath acknowledged herself to be the **Executive Director/Authorized Representative** of **Tennessee Voices for Children, Inc.,** and that she as such **Executive Director/Authorized Representative** being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 9th day of January, 2017.

Notary Public
My Commission Expires: 1/13/20

(Notary Seal)

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY