THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16109741**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $890,000.00. Affiant Subscribed and sworn to before me, this 17th day of January, 2017. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20170005312 DEEDWARR
Recvd: 01/19/17 11:05 2 pgs
Fees:13.00 Taxes:3293.00
20170119-0005989

STATE OF TENNESSEE NOTARY PUBLIC
WILLIAM T. CHAPMAN, IV
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Ronald Fair and Stefanie Jill Fair c/o Level Four, LLC 11812 San Vicente Blvd. 4th FL Los Angeles, CA 90049	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11807014000

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, **Tony J. Sillyman, Trustee of the Tony J. Sillyman Revocable Living Trust u/a/d 5/27/201, amended and restated by Agreement dated 08/15/2012** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ronald Fair and Stefanie Jill Fair, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 13 of Block "C" on the Plan of Berry Hill Gardens, of record in Book 1130, Page 36, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed by Warranty Deed from James L. Huddart to Regi Stone and Tony Sillyman, as recorded on the 9th day of February, 2006 in Instrument No. 20060209-0016183; Quit Claim Deed from Tony Sillyman to Tony J. Sillyman, as Trustee of the Tony J. Sillyman Revocable Trust, as recorded on the 4th day of June, 2010 in Instrument No. 20100604-0043315; Corrective Quitclaim Deed from Tony Sillyman to Tony J. Sillyman, Trustee of the Tony J. Sillyman Revocable Living Trust , as recorded on the 22nd day of March, 2013 in Instrument No. 20130322-0028747 and Quitclaim Deed from Regi Stone to Tony J. Sillyman, Trustee of the Tony J. Sillyman Revocable Living Trust u/a/d May 27, 2010, amended and rested by Agreement dated August 15, 2012, as recorded on the 18th day of August, 2016 in Instrument No. 20160818-0086213, in the Register's Office of Davidson County, Tennessee.

The Tony J. Sillyman Revocable Trust and the Tony J. Sillyman Revocable Living Trust u/a/d May 27, 2010, amended and rested by Agreement dated August 15, 2012 are one and the same.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BERRY HILL GARDENS, as recorded in Plat Book 1130, Page(s) 36.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1162, Page 627.

This is improved property located at 2814 AZALEA PL Nashville, TN 37204-3118.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 17th day of January, 2017.

Tony J. Sillyman, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tony J. Sillyman, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a trustee of the Tony J. Sillyman Revocable Living Trust u/a/d 5/27/201, amended and restated by Agreement dated 08/15/2012, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 17th day of January 2017.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018