BILL GARRETT, Davidson County
Trans:T20170011579 DEEDWARR
Recvd: 02/08/17 10:14 2 pgs
Fees:13.00 Taxes:12580.00
20170208-0013171

Record

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 6th day of February, 2017, by and between Roy Winn Luckett and Patricia Ann F. Luckett, husband and wife, party of the first part, and Bryan Howard, Trustee of The Soma Trust dated February 1, 2017, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being the northerly part of Lot No. 5 of Block "B" on the Plan of Bridle Path Estates, as of record in Book 974, Page 77, Register's Office for said County, described according to a survey made by Parrish Engineers, Inc., August 28, 1968, as follows:

Beginning on the southerly margin of Tyne Boulevard at the corner of Lot Nos. 3 and 5; thence with the line between said two lots, south 11 degrees 10 feet West between said two lots, south 11 degrees 10 feet West 516.2 feet to an iron stake; thence north 78 degrees west 550.3 feet to an iron stake; thence north 11 degrees 22 feet east 539.9 feet to the southerly margin of Tyne Boulevard; thence with the southerly margin of said Boulevard eastwardly 550 feet to the beginning, containing 7 acres, more or less.

Being all or part of the same property conveyed to Roy Winn Luckett and Patricia Ann F. Luckett by virtue of that certain Warranty Deed dated January 17, 1996, and being of record at Book 9922, Page 928 in the Register's Office of Davidson County, Tennessee.

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(S), his heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Plat Book 974, Page 77 in said Register's Office, Tennessee; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Roy Winn Luckett

Patricia Ann F. Luckett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Roy Winn Luckett and Patricia Ann F. Luckett, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 6th day of February, 2017.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address:	Bryan Howard, Trustee of The Soma Trust dated February 1, 2017 2319 Crestmoor Rd Nashville, TN 37215
Tax Parcel No	14601002900
Property Address:	939 Tyne Blvd Nashville, TN 37220
MAIL TAX BILLS TO:	Bryan Howard, Trustee of The Soma Trust dated February 1, 2017 2319 Crestmoor Rd Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $3,400,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 6th day of February, 2017.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY