Davidson County DEEDWARR
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THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 33482-01-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,000,000.00. Affiant Subscribed and sworn to before me this 29th day of March, 2017. Notary Public My Commission Expires:

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 7, 2018

WARRANTY DEED

Address New Owner: Arthur R. Tyler, Jr., Margaret B. Tyler 1700 Chickering Road Nashville, TN 37215	**Send Tax Bills To:** Pinnacle Bank 150 3rd Ave S., Suite 900 Nashville, TN 37201	**Tax Information:** Map and Parcel No.: 157 00 0 002 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, **Ronnie Dunn A/K/A Showbilly and wife, Janine Dunn** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Arthur R. Tyler, Jr. and Margaret B. Tyler , 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 1700 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 29th day of March, 2017.

Ronnie Dunn A/K/A Showbilly

Janine Dunn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ronnie Dunn A/K/A Showbilly and Janine Dunn, 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 29th day of March, 2017.

Notary Public

My Commission Expires: July 18, 2017

DOLLY A. TATE
STATE OF TENNESSEE
NOTARY PUBLIC
MONTGOMERY COUNTY

EXHIBIT "A"

Land in the 7th , formerly the 11th, Civil District of Davidson County, Tennessee, being the Northerly part of Tract No. 3 on the Plat showing subdivision of the J.H. Northern Farm, of record in Book 1130, Page 48, Register's Office for said County, described according to a survey made by Ralph W.C. Lambert, Surveyor, July 28, 1956, and more fully described as follows:

Beginning at a point in the center of Belle Meade Pike (now known as Chickering Road) at the Southwest corner of a Part of a Part of Tract No. 4 on said Plan conveyed to Phillip Kerrigan, Jr., by Arthur H. Northern of record in Book 2334, Page 163, said Register's Office; thence with the center line of the Pike, South 11 3/4 degrees West 337.25 feet; thence South 87 1/4 degrees East 894.5 feet to a point in the Westerly boundary line of the property conveyed to Mrs. Ed Sawyer; thence with said line, North 3 1/4 degrees East 319.5 feet to the Southeast corner of the Kerrigan Tract; thence with the Southern boundary line of said Tract, North 87 degrees West 830 feet to the beginning, containing 6.45 acres, more or less.

Being the same property conveyed to Showbilly by deed dated September 23, 2015 from Eugene J. Heldman and wife, Mary Sue Heldman, of record in Instrument No. 20151005-0101238, Register's Office for Davidson County, Tennessee. Corrected by Scrivener's Affidavit of record in Instrument No. 20170208-0013240, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel No. 157 00 0 002 00.
2. All matters appearing on the Plan of record as Book 1130, page 48, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 7946, page 864, Register's Office for Davidson County, Tennessee.
4. Easement for right of way as referenced in the Deed of record in Book 5247, page 874, Register's Office for Davidson County, Tennessee.
5. No insurance is afforded as to the exact amount of acreage contained in the property described herein.

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:

