BILL GARRETT, Davidson County
Trans: T20170032698 DEEDWARR
Recvd: 04/18/17 15:34 3 pgs
Fees: 18.00 Taxes: 6747.32

20170418-0038031

This Instrument Prepared by:
Bone McAllester Norton PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37219

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or true value, whichever is greater for this transfer is $1,823,600.00.

Affiant

Subscribed and sworn to before me this 18th day of April, 2017.

LISA A. LAWLESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 5-8-2017

My Commission Expires MAY 8, 2017

NAME AND ADDRESS OF NEW OWNER:	SEND TAX BILL	MAP AND PARCEL:
R. Gregory Brophy and Cristina R. Brophy c/o Sandra Cochran 4501 Harpeth Hills Drive Nashville, Tennessee 37215	**R. Gregory Brophy c/o Sandra Cochran 4501 Harpeth Hills Drive Nashville, Tennessee 37215**	**14413000100**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, **GLEN ALLEN CIVITTS and spouse, LYNN JONES CIVITTS** (collectively, the "Grantors"), have bargained and sold and do hereby transfer and convey unto **R. GREGORY BROPHY and CRISTINA R. BROPHY, joint tenants with right of survivorship**, (collectively, the "Grantees"), their heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, as more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference, referred to as the "Property". The Property is improved property known as **1616 Chickering Road, Nashville, Tennessee 37215**.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining to the said Grantees, their heirs and assigns, forever.

AND Grantors covenant with the Grantees that they are lawfully seized and possessed of the Property in fee simple, that they have good right to sell and convey the same, and that Grantors covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever, except for: (1) 2017 real estate taxes, which are being prorated at closing and which are assumed by the Grantees, (2)

Easement of Private Road and Public Utilities of record in Book 3034, Page 188, Register's Office for Davidson County, Tennessee, (3) Terms and conditions of the Ground Lease and Driveway Easement Clarification Agreement and Addendum of record in Book 6451, Page 424, as amended by that Second Addendum to Ground Lease and Driveway Easement Clarification Agreement in Book 8468, Page 221, and assigned pursuant to that Assignment and Assumption of Lease at Instrument No. 20031106-0163445, said Register's Office, (4) right-of-way of Chickering Road, and (5) title to that portion of the premises embraced within the bounds of any streets, roads or highways.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on this 18th day of April, 2017.

GRANTORS:

Glen Allen Civitts

Lynn Jones Civitts

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Glen Allen Civitts and Lynn Jones Civitts, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 18th day of April, 2017.

Notary Public

My Commission expires: 5-8-2017

LISA A. LANIUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 8, 2017

EXHIBIT A

Property Description

A tract of land in the 7th, formerly the 11th Civil District of Davidson County, Tennessee, being part of the lands belonging to the estate of Samuel Northern, deceased, a plan of which appears of record in Minute Book "L", page 423, of the County Court for said County, being Lot No. 2 on a survey made by Barge-Waggoner and Sumner, Inc., Engineers, dated June 29, 1959, as follows:

BEGINNING in the center of Chickering Road at the northwest corner of the property conveyed to Harvie Branscomb and wife, by deed from Charles S. Ragland and wife, of record in Book 2930, page 208, Register's Office for said County; thence with the center of said Chickering Road, N. 23 degrees 24 minutes E. 380 feet to the corner of Lots Nos. 2 and 3 as shown on said survey; thence with the line between said two lots, S. 75 degrees 55 minutes E. 809.5 feet to an iron pin; thence S. 57 degrees 37 minutes W. 95.7 feet to an iron pin; thence S. 16 degrees W. 135 feet to an iron pin; thence S. 17 degrees 56 minutes 30 seconds E. 100 feet to the corner of said Lots Nos. 1 and 2; thence with the line between said two lots, N. 81 degrees 39 minutes 30 seconds W. 858 feet to the beginning.

Being the same property conveyed to Glen Allen Civitts and spouse, Lynn Jones Civitts from John P. Mayo and spouse, Ellen P. Mayo, by deed of record in Book 8468, Page 205, Register's Office for Davidson County, Tennessee.