BILL GARRETT, Davidson County
Trans:T20170034719 DEEDWARR
Recvd: 04/25/17 11:15 4 pgs
Fees:23.00 Taxes:1110.00
20170425-0040446

NEW OWNER:

DTD Properties, LLC
274 Hermitage Ave.
Nashville, TN 37210

SEND TAX BILLS TO:

New Owner

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 17-0228 JM

Map/Parcel: 093-12-0-049-00 and 093-12-0-047-00

Space for Recorder's Stamp

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Thousand and 00/100 Dollars** (**$300,000.00**) cash in hand paid, the receipt of which is hereby acknowledged, **RUTH PIPER, individually and as heir-at-law of Clint Piper, JAMES PIPER, heir-at-law of Clint Piper, WILLIAM STONE PIPER, JR., heir-at-law of Clint Piper, AND SUZANNE BOWER, heir-at-law of Clint Piper** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **DTD PROPERTIES, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

PARCEL 1

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 23, in the Fairfield Village Plan, as of record in Book 21. Page 82, Register' s Office for Said County,

Said Lot No. 23 fronts 50 feet on the North side of the Lebanon Pike and runs back between parallel lines about 180 feet to an alley.

Tract 2:

Being the Easterly 16 2/3 feet of Lot No. 21, the Westerly 16 2/3 feet of Lot No. 22 and the Easterly 33 1/3 feet of Lot No. 22 on the Pageot's Fairfield Village Plan, as of record in Book 21, Page 82, Register' s Office for Davidson County, Tennessee.

Said parts of Lot Nos. 21 and 22 adjoin and front together 66 2/3 feet on the Northerly side of Hermitage Avenue and run back between parallel lines, 170 feet to an alley at the rear of which it measures 66 2/3 feet thereon.

Being the same property conveyed to Clint Piper and wife, Ruth Piper, and William Stone Piper and wife, Connie Piper by Special Warranty Deed from Commerce Union Bank, a Tennessee banking corporation, in Book 6049, Page 976, Register's Office for Davidson County, Tennessee, dated April 29, 1983 and recorded May 4, 1983. Connie Piper subsequently quitclaimed her interest in the property to Clint Piper by Quitclaim Deed of record in Instrument No. 20030430-0057640, Register's Office for Davidson County, Tennessee, dated December 12, 1990 and recorded on April 30, 2003. Clint Piper having died intestate on January 31, 2015. See Affidavit of Heirship of record in Instrument No. 20170425-0040442, and Instrument No. 20170425-0040443, said Register's Office. William Stone Piper having died intestate on May 17, 1991. See Affidavit of Heirship of record in Instrument No. 20170425-0040444 and Instrument No. 20170425-0040445, said Register's Office.

PARCEL 2

The following described land in Davidson County, Tennessee, to-wit:

Part of Lot 21 on the Plan of Pageots Fairfield Village, of record in Book 21, page 82, Register's Office for Davidson County, Tennessee, being more particularly described as follows:

Beginning in the Northern margin of Hermitage Avenue (formerly Fillmore Street) at the Southeast corner of Lot No. 20 on the aforesaid Plan, and running Easterly with said street, 33 1/3 feet; thence, Northwardly parallel with the East line of said Lot No. 21, 170 feet (182 feet per prior deed), more or less, to an alley; thence, Westwardly with said alley, 33 1/3 feet to the Northeast corner of said Lot No. 20; thence, with the dividing line of Lots No. 20 and 21, Southwardly 170 feet (182 feet per prior deed), more or less, to the beginning corner.

Being the same property conveyed to Clint Piper by Warranty Deed from Leah Rose Bernstein Werthan, individually, as to an undivided one-half (1/2) interest, and Edith Bernstein Frankel, Leah Rose Bernstein Werthan and Bernard Werthan, Jr., as the acting trustees of trust (4) under Trust B under the will of Clarence Bernstein, deceased as , to an undivided one-half (1/2) interest, of record in Book 6819, page 355, Register's Office for Davidson County, Tennessee, dated March 21, 1986 and recorded on April 02, 1986. Clint Piper having died intestate on January 31, 2015. See Affidavit of Heirship of record in Instrument No. 20170425-0040442 and Instrument No. 20170425-0040443, said Register's Office.

Clint Piper being one in the same as Clint Beasley Piper.
Suzanne Bower being one in the same as Suszanne Bower Piper and Suzanne Piper Bower.

Being also known as 286 Hermitage Avenue Nashville, Tennessee 37210-2163.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 24th day of ~~April, 2017~~.

RUTH PIPER
By: John Dudney, Attorney-in-Fact

JAMES PIPER

WILLIAM STONE PIPER, JR.

SUZANNE BOWER
By: William Piper, Jr., Attorney-in-Fact
William Piper, Jr., Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JAMES PIPER and WILLIAM STONE PIPER, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of **April, 2017**.

NOTARY PUBLIC

My commission expires: 01-07-2020

TAMMY A. NOWLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, JOHN DUDNEY, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, RUTH PIPER, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of **April, 2017**.



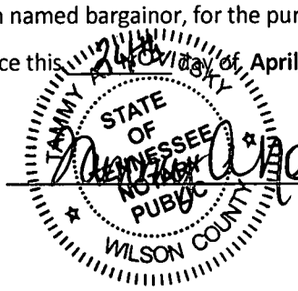
NOTARY PUBLIC

My commission expires: 01.07.2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, WILLIAM PIPER, JR., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who acknowledged that he executed the within instrument on behalf of, and as attorney-in-fact for, SUZANNE BOWER, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 24th day of **April, 2017**.



NOTARY PUBLIC

My commission expires: 01.07.2020

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The actual consideration or value, whichever is greater, for this transfer is $ **300,000.00** .

AFFIANT

Sworn to and subscribed to before me this 24th day of **April, 2017**.



NOTARY PUBLIC

My commission expires: 01.07.2020