STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,870,000.00.

Affiant

Subscribed and sworn to before me, this 25 day of April, 2017.

Notary Public

My commission expires: 4-6-20

(Notary Stamp)

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

PREPARED BY: BANKERS TITLE & ESCROW CORP. 3310 WEST END AVE. NASHVILLE, TN 37203

RETURN TO:

BILL GARRETT, Davidson County
Trans:T20170035090 DEEDWARR
Recvd: 04/26/17 10:24 2 pgs
Fees:13.00 Taxes:6919.00
20170426-0040855

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
4025 Hillsboro Pike, Suite 601, Nashville, TN 37215

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Gregory G. Bashian and Lauren K. Donnelly	New Owner	145-14-0-068.00 and 145-14-0-.69.00
5329 Cherry Blossom Trail		
Nashville, TN 37215		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Luana T. Elrod, an unmarried woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Gregory G. Bashian and Lauren K. Donnelly, husband and wife

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Tract No. 1:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Tyne Valley Estates, Section 15, Revised of record in Plat Book 5200, Page 338, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 11 fronts 97.01 feet on the Easterly margin of Cherry Blossom Trail and runs back 313.51 feet on the Westerly line and 162.00 feet on the Northerly line, to a broken line on the rear, measuring 559.12 feet thereon.

Tract 2

Land in Davidson County, Tennessee, being Lot No. 12 on the Plan of Tyne Valley Estates, Section 15, Revised of record in Plat Book 5200, Page 338, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point in the Southerly margin of Cherry Blossom Trail at the common front corner of Lots 12 and 13; thence with the line between the said two lots Southerly 368.90 feet to a point; thence Easterly 310.55 feet to a point; thence Northwesterly 313.51 feet to a point in the Southerly margin of Cherry Blossom Trail at the beginning of a curve to the left having a radius of 50.0 feet; thence around said curve 97.07 feet to a concrete monument at the beginning of a curve to the right having a radius of 50.00 feet; thence around said curve 29.12 feet to the point of beginning.

Tract 1 and Tract 2 being the same property conveyed to Luana T. Elrod by Quitclaim Deed from Burton F. Elrod, M.D. of record in Book 8241, page 235 Register's Office for Davidson County , Tennessee.

Burton F. Elrod joins in this conveyance to convey any and all marital interest he may have in subject property.

This is improved property known as **5324 and 5329 Cherry Blossom Trail, Nashville, TN 37215.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on Plan of Tyne Valley Estates, Section 15, Revised of record in Plat Book 5200, Page 338, of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 24 day of April, 2017.

Luana T. Elrod

Luana T. Elrod

Burton F. Elrod by George Spanos
Attorney in Fact
by George Spanos
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Luana T. Elrod the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 25 day of April, 2017.

Notary Public
My Commission Expires: 6.21.17

MITCHELL A. WATTS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public personally appeared **George Spanos** who is known to me or proved to me on the basis of satisfactory evidence, and who executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is the Attorney-in-Fact for **Burton F. Elrod** and being authorized to do so, did execute this instrument on his behalf by virtue of power of attorney.

Witness my hand and official seal this 24th day of April, 2017.

Kathleen E Marcotte
Notary Public

My Commission Expires: 05-08-2017

KATHLEEN E. MARCOTTE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2017