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. 33588-04-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $700,000.00. Affiant Subscribed and sworn to before me this 28th day of April, 2017. Notary Public My Commission Expires: 07/06/20

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

WARRANTY DEED

Address New Owner: Margaret Anne Raines 218 Cantrell Avenue Nashville, TN 37205	**Send Tax Bills To:** new owner	**Tax Information:** Map and Parcel No.: 104 13 0 012 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, **Montgomery Bell Academy of the University of Nashville, a Tennessee Non-Profit Corporation** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Margaret Anne Raines, an unmarried woman** ("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 218 Cantrell Avenue, Nashville, TN 37205.

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.

BILL GARRETT, Davidson County
Trans:T20170037184 DEEDWARR
Recvd: 05/03/17 09:10 3 pgs
Fees:18.00 Taxes:2590.00
20170503-0043350

IN WITNESS WHEREOF, Grantor has executed this instrument on the 28th day of April, 2017.

Montgomery Bell Academy of the University of Nashville, a Tennessee Non-Profit Corporation

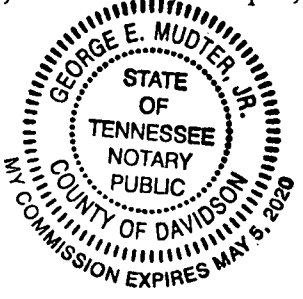
By:_____

Robert Yakushi, Director of Finance

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Robert Yakushi, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Director of Finance of Montgomery Bell Academy of the University of Nashville, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 28th day of April, 2017.



_____
Notary Public

My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 49 of Block F on the Plan of Bransford Realty Company's Subdivision of Lots in Whitland Realty Company's Subdivision as of record in Plat Book 547, page 53, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Montgomery Bell Academy of the University of Nashville, by deed dated September 16, 2009 from Joseph C. Davis, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20090918-0087446, 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. 104 13 0 012 00.
2. All matters appearing on the Plan of record as Book 547, page 53, Register's Office for Davidson County, Tennessee.
3. Order Granting Variance in side yard requirements for construction of carport recorded in Instrument No. 20040211-0016710, Register's Office for Davidson County, Tennessee.