This instrument prepared by:
Gill Ragon Owen, P.A.
425 W. Capitol Avenue, Suite 3800
Little Rock, AR 72201

Tax Map Parcel Number: 10410010700

BILL GARRETT, Davidson County
Trans:T20170044759 DEEDWARR
Recvd: 05/25/17 14:33 2 pgs
Fees:12.00 Taxes:0.00
20170525-0052340

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That JOHN BOHLINGER ("Grantor"), a unmarried man, for and in consideration of the sum of Ten Dollars ($10) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto John Bohlinger, as Trustee of The John Bohlinger Living Revocable Trust dated February 22, 2017, said trust being a Revocable Trust ("Grantee"), and unto its successors and assigns forever, all of Grantor's right, title, and interest of every nature in and to the following (the "Property").

See **Exhibit A** attached hereto.

To have and to hold the same unto the Grantee, and unto its successors and assigns forever, with all appurtenances thereunto belonging.

And the Grantor does hereby covenant with the said Grantee that he will forever warrant and defend the title to said lands against all lawful claims whatever.

EXECUTED this 2 day of ~~April~~ May 2017.

JOHN BOHLINGER

Address of Grantee: 512 Lancaster Avenue, Nashville, TN 37212
Party Responsible for Tax Payment: Grantee

State of Tennessee)
County of Davidson)

ACKNOWLEDGMENT

On this the 2 day of ~~April~~ May 2017, personally appeared before me, John Bohlinger, who proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument as his free act and deed and for the purposes therein contained.

Witness my hand, at office, this 2 day of ~~April~~ May 2017.

Notary Public

My Commission Expires: My Commission Expires January 4, 2021

MELISSA GINGERICH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
Legal Description

Land in Davidson County, Tennessee, being Lot No. 203 on the Map showing Dr. R. W. Grizzard's Subdivision of part of the Bosley tract, not of record, described according to a survey made by R. L. Montoya, Surveyor, January 16, 1979, as follows:

Beginning at a point on the northeasterly margin of a 50 foot unnamed street, 568 1/2 feet southeasterly from the northeasterly corner of Marlborough Avenue and said 50 foot unnamed street, being the common corner of Lots 178 and 203; thence with the line between said lots, northeastwardly 190.70 feet to the corner of said lots and of Lots 172 and 173; thence with the line between Lots 203 and 173, southeastwardly 70 feet to the line of Lot 174; thence with the line between Lots 203 and Lots 164 and 177, southwestwardly 192.23 feet to the northeasterly margin of said 50 foot unnamed street; thence with said street, northwestwardly 70 feet to the beginning.

Included in the above description, but excluded form this conveyance, is a portion of the front of said lot conveyed to the State of Tennessee by deed of record in Book 4827, page 754, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the east margin of Lancaster Avenue, said point being South 27 degrees 32 minutes East 508.75 feet from the south margin of Marlborough Avenue; thence North 63 degrees 30 minutes East 46.4 feet to a point; thence South 25 degrees 29 minutes East 140.0 feet to a point; thence South 63 degrees 30 minutes West 41.4 feet to a point in the said east margin; thence along the said east margin North 27 degrees 32 minutes West 140.0 feet to the point of beginning and containing 6,150 square feet.

Being the same property conveyed to Wayne W. Lyle and spouse, Pamela L. Lyle, by Warranty Deed from Seth Edwin Crook, unmarried, dated May 15, 2008 and recorded on May 16, 2008, of record in Inst. No. 20080516-0050668, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2015, and subsequent years; Permanent easement for construction and maintenance of an electric transmission line and underground sanitary sewer of record in Book 4827, page 754, said Register's Office; Easement to the City of Nashville as set forth in Book 1712, page 431, said Register's Office; Restrictive Covenant for Detached Structure of record in Instrument No. 20101115-0091162, said Register's Office.

Being the same property conveyed to Lyle & Lyle, LLC by Quitclaim Deed from Wayne W. Lyle and Pamela L. Lyle, of record in Instrument No. 20150602-0050794, Register's Office for Davidson County, Tennessee, dated May 26, 2015 and recorded on June 2, 2015, and as corrected 20151110-0114372

Being the same property conveyed to John Bohlinger by Warranty Deed from Lyle & Lyle, LLC, of record in Instrument No. 20151110-0114373, Register's Office for Davidson County, Tennessee, dated October 30, 2015 and recorded on November 10, 2015.