THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170511729** BILL GARRETT, Davidson County Trans:T20170045688 DEEDWARR Recvd: 05/30/17 14:34 2 pgs Fees:13.00 Taxes:10767.00 20170530-0053526	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,910,000.00. Affiant Subscribed and sworn to before me, this 26th day of May, 2017. Notary Public My Commission Expires: SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner: William T. Chapman, IV, Trustee 4415 TYNE BLVD Nashville TN 37215-4537	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 13010010900

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, **Julie Boos, Trustee of the Lady Luck Land Trust u/t/a dated January 23, 2012** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William T. Chapman, IV, Trustee of the 4415 Tyne Boulevard Trust**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being part of Block "D" on the Map of Belle Meade Subdivision No. 2, of record in Book 421, Page 51, Register's Office for said county, and being Lot No. 8 on an unregistered plan of said property made by W. B. Southgate, Surveyor, May, 1924, and described as follows:

Beginning in the center of Tyne Boulevard at a point 1550 feet East of the Easterly margin of Belle Meade Boulevard, being the Northeast corner of Lot No. 7 on said plan; thence with the line between Lot Nos. 7 and 8, Southwardly 400 feet to the center of Richland Creek; thence with the center of Richland Creek, Eastwardly to the Southwest corner of Lot No. 9 on said plan; thence with line between Lot Nos. 8 and 9, Northwardly 350 feet to the center of Tyne Boulevard, being the Northwest corner of said Lot No. 9; thence with the center of Tyne Boulevard, Westwardly 200 feet to the beginning.

Being the same property conveyed to Julie Boos, Trustee of the Lady Luck Land Trust u/t/a dated January 23, 2012 by Warranty Deed from J & L 2004, LLC, a Tennessee limited liability company recorded on the 8th day of February, 2012 in Instrument No. 20120208-0011406, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2017 and thereafter, not yet due and payable.

City of Belle Meade taxes for the year 2017 and thereafter, for tax parcel identification number 13010010900, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE MAP OF BELLE MEADE SUBDIVISION NO. 2, as recorded in Plat Book 421, Page(s) 51.

Agreement for Dedication of Easement as set forth in instrument recorded in Book 5429, Page 683.

This is improved property located at 4415 TYNE BLVD Nashville TN 37215-4537.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 26th day of May, 2017.

Julie Boos, Trustee

Julie Boos, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Julie Boos, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is a trustee of the Lady Luck Land Trust u/t/a dated January 23, 2012, 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 26th day of May 2017.

Notary Public

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

My Commission Expires: _____