THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 170511803

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $82,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of June, 2017.

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/6/18

Davidson County DEEDWARR
Recvd: 06/05/17 14:59 3 pgs
Fees:18.00 Taxes:303.40
20170605-0056088

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Asset Management, LLC 5849 Happy Hollow Lane Joelton TN 37080	New Owner	Tax Parcel ID No. 029-00-0-089.00

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, **Father Ryan High School, Inc.** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Asset Management, LLC, a Tennessee Limited Liability Company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Beginning at a set iron pin in the Northern right-of-way of Happy Hollow Lane, being the southwest corner of this herein described parcel of land; thence leaving said right-of-way N 05°24'46" W, 43.28' to an iron pin found; thence N 70°33'33" W 17.39' to a set iron pin; thence N 25°46'18" E, 59.21' to a set iron pin; thence S 66°08'18" E 121.62' to a found iron pin with cap lying in a creek; thence S 32°42'33" W, 98.20' to a set iron pin in the Northern right-of-way of Happy Hollow Lane; thence with said right-of-way N 64°57'27" W, 70.00' to the POINT OF BEGINNING, containing 10,052.74 square feet, 0.23 acres.

Together with the beneficial rights, costs and expense of maintaining a well, pump and other facilities used in connection therewith as granted in that certain deed of record in Book 2651, page 111, said Register's Office.

Being the same property conveyed to FATHER RYAN HIGH SCHOOL SUBJECT TO THE LIFE ESTATE OF MARVIN BROWN, WITH A RETAINED LIFE ESTATE, by deed from JAMES V. MONDELLI, EXECUTOR OF THE ESTATE OF JAMES R. HITCHCOCK, of record in Instrument No. 20140902-0079401, dated August 29, 2014, said Register's Office. Marvin Brown having since died on March 18, 2017 and his life estate interest in said property expired upon his death.

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.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 029-00-0-089.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Well Easement granted in deed of record in Book 2651, page 111, said Register's Office.

Title to that portion of the premises embraced within the bounds of any streets, roads or highways.

Subject to any creek or branch running through or along the boundary line of subject property.

Changes in the boundary of the subject property resulting from erosion or accretion caused by the flow of creek.

Easement for the flow of the water of creek and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the water of creek, free from diminution or pollution.

Easement(s) of record in Book 7913, page 99, said Register's Office.

This is improved property located at 5849 Happy Hollow Lane Joelton TN 37080

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 2nd day of June, 2017.

Father Ryan High School, Inc.

Connie D Steinmetz CFO

By: Connie D. Steinmetz, Chief Financial Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Connie D. Steinmetz, 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 the Chief Financial Officer of Father Ryan High School, Inc., a Tennessee Corporation, 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 2nd day of June, 2017.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

True Copy Certification

I, Paul F. Soper, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Tricia Ball, a notary public for this county and state, Paul F. Soper who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/6/17
Notary' Seal (if on paper)

