| THIS INSTRUMENT PREPARED BY:<br>**Mudter, Patterson & Cox PLLC**<br>**3811 Bedford Avenue**<br>**Suite 205**<br>**Nashville, Tennessee 37215**<br><br>**Record & Return To:**<br>**First Title & Escrow Co., Inc.**<br>**FTEC File No. 33735-06-2017** | STATE OF TENNESSEE, COUNTY OF DAVIDSON:<br>The actual consideration or value, whichever is greater, for this transfer is: $840,000.00.<br><br>Jennifer Weller<br>Affiant<br><br>Subscribed and sworn to before me this 17th day of July, 2017.<br><br>Tracey Perry<br>Notary Public<br><br>My Commission Expires: 1-8-19 |
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TRACEY PERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

# WARRANTY DEED

| **Address New Owner:**<br>Frank Blair IV, Lauren Blair<br>1830 Tyne Blvd<br>Nashville, TN 37215 | **Send Tax Bills To:**<br>First American Real Estate<br>Attn: Escrow Reporting, Mail Code DFW43<br>1 First American Way<br>Westlake, TX 76262 | **Tax Information:**<br>Map and Parcel No.:<br>145 05 0 039 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, **E. Allen Morgan and wife, Mary Mina S. Morgan**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Frank Blair IV and Lauren Blair, husband and wife** ("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 1830 Tyne Blvd, Nashville, TN 37215.

**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:T20170061164 DEEDWARR
Recvd: 07/18/17 09:53 3 pgs
Fees:18.00 Taxes:3108.00
20170718-0072031

**IN WITNESS WHEREOF**, Grantor has executed this instrument on the 17th day of July, 2017.

E. Allen Morgan, by Mary Ashley Crabtree, his attorney-in-fact

E. Allen Morgan, by Mary Ashley Crabtree, his Attorney-in-fact

Mary Mina S. Morgan

Mary Mina S. Morgan

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mary Ashley Crabtree, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for E. Allen Morgan, and she is authorized by E. Allen Morgan to execute this instrument on his behalf.

Witness my hand and seal, at Office, this 17th day of July, 2017.

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mary Mina S. Morgan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of July, 2017.

Notary Public

My Commission Expires:

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 7, 2019

EXHIBIT "A"

Land lying in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 23 on the Plan of Vintage Place, as of record in Book 4460, page 148, Register's Office for said County, described as follows:

Beginning at a point in the southerly margin of Vintage Place, said point being the common corner of lots Nos. 23 and 22; thence with a line between said two lots, southeastwardly 331.85 feet to a point; thence North 86 deg. 02' West 316.31 feet to a point in the easterly margin of Tyne Boulevard; thence with same North 12 deg. 43' West 216.04 feet to the beginning of a curve; thence around said curve having a radius of 25 feet northeastwardly 39.27 feet to a point in the southerly margin of Vintage Place; thence with same eastwardly 280 feet to the point of beginning.

Being the same property conveyed to E. Allen Morgan and wife, Mary Mina S. Morgan by Quitclaim deed dated October 29, 2015 from Jeffrey Mobley, Trustee of record in Instrument No. 20151102-0111324, 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. 145 05 0 039 00.
2. Restrictive covenants contained in an instrument of record in Book 4704, page 991, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Book 4460, page 148, Register's Office for Davidson County, Tennessee.
4. Easement granted to BellSouth Telecommunications, Inc. a Georgia corporation d/b/a AT&T Tennessee, of record in Instrument No. 20150709-006663, Register's Office for Davidson County, Tennessee.