Davidson County DEEDWARR
Recvd: 08/11/17 13:55 5 pgs
Fees:28.00 Taxes:222.00
20170811-0082609

#33819

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. 33819-07-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $60,000.00. Affiant Subscribed and sworn to before me this 9th day of August, 2017. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 8, 2019

WARRANTY DEED

Address New Owner: Belle Meade Country Club, a Tennessee nonprofit corporation 815 Belle Meade Blvd Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 130 10 0 002 01

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, **Elijah Spangler Brugh Reynolds, Successor Trustee of The Margaret Reynolds Roberts Living Trust, established by the Revocable Trust Agreement of Margaret Reynolds Roberts, dated April 4, 1996, as amended from time to time,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Belle Meade Country Club, a Tennessee nonprofit corporation** ("Grantee"), its successors, and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property located at Belle Meade Blvd, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors 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 and assigns to warrant and forever defend the title to said real estate to Grantee, its successors 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 9th day of August, 2017.

Elijah Spangler Brugh Reynolds, Successor Trustee of The Margaret Reynolds Roberts Living Trust, established by the Revocable Trust Agreement of Margaret Reynolds Roberts, dated April 4, 1996, as amended from time to time

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elijah Spangler Brugh Reynolds, Successor Trustee of The Margaret Reynolds Roberts Living Trust, established by the Revocable Trust Agreement of Margaret Reynolds Roberts, dated April 4, 1996, as amended from time to time, 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.

Witness my hand, at office, this 9th day of August, 2017.

Notary Public

My Commission Expires:



EXHIBIT "A"

Two tracts of land in Davidson County, Tennessee more particularly described as follows:

Tract No. 1:

Being the northwesterly part of Lot No. 1 of Block "F" on the Map of Blocks "E" and "F" of Bellemeade Subdivision No. 2 as of record in Book 421, page 68, Register's Office for said County, and described as follows:

Beginning at a point in the westerly margin of Bellemeade Boulevard at the northeast corner of said lot being a corner of the Bellemeade Country Club Property; thence with the margin of Bellemeade Boulevard, South 34° West 700 feet; thence North 56° west 200 feet; thence north 34° 705 feet to the south line of said Country Club Property; thence with the line of the same, South 50° east 136 3-4 feet and south 64° east 65 feet to the beginning, containing 3.204 acres more or less.

Tract No. 2:

Parcel A: Being a strip of land off of the easterly side of Lot No. 1 on the Plan of the Highlands of Bellemeade, of record in Book 547, page 180 Register's Office for said County, which Lot No. 1 was conveyed to Joanne Hampton Callis by deed from M.N. Young, Trustee, of record in Book 1537, page 495, said Register's Office, and described as follows:

Beginning at the present common corner of the lands of said Dudley Bransford and wife, Genevieve E. Bransford, and the said Joanne Hampton Callis in the southerly margin of Lechin Lane, formerly West Tyne Drive, said point being also the northeast corner of said Lot 1 and being 200 feet westerly from the southwest intersection of Lochin Lane and Bellemeade Boulevard; running thence southerly with the westerly line of the Bransford property 460 feet, more or less, to a point which is the southeast corner of Lot 1, being also the common corner of Bransford and Callis properties; thence westerly with the southerly line of Lot 1, 50 feet to a point; thence northerly 450.3 feet, more or less to an iron pin in the south margin of Lochin Lane; thence with the margin of said Lane easterly 25 feet to the beginning.

Parcel B: Being a strip of land off of the easterly side of the part of Block "F" on the Map of Bellemeade Subdivision No. 2 of record in Book 421, page 51, said Register's office, which part of Block "F" was conveyed to Joanne Hampton Callis by deed from M. N. Young, Trustee, of record in Book 1537, page 495, said Register's Office, this strip which is hereby conveyed and described as follows:

Beginning at a point in the northerly margin of Lochin Lane, formerly West Tyne Drive, being the common corner of the Bransford and Callis properties, being the southeast corner of Tract No. 2, (above) conveyed to said Callis by Young, Trustee; running thence with the dividing line between Callis and Bransford property northerly 170 feet; more or less, to a point in the south boundary line of the Belle Meade Golf and Country Club property being the common corner of Bransford and Callis property; thence with the Country Club Property westerly 15 feet to a point; thence south 184.5 feet, more or less, to the north margin of Lochin Lane; thence with said Lane easterly 23, feet to the beginning.

INCLUDED in the foregoing description but specifically EXCLUDED from this conveyance is the following described property conveyed to Donald P. Orr and wife Eve Loser Orr by deed of record in Book 5375, Page 91, Register's Office for Davidson County, Tennessee.

Tract No. 1:

Land in Davidson County, Tennessee, being part of Lot 1, Block "E" & "F", of Bellemeade Subdivision No. 2, as of record in Book 421, page 68, Register's Office for said County, and being the lot marked W. L. Nichols on the Plan of the Highlands of Belle Meade, as of record in Book 547, page 180, said Register's Office, and described according to a survey made March 10, 1964, by Hal R. Swann Jr., Surveyor, as follows:

Beginning at the southwest corner of Belle Meade Boulevard and West Tyne Drive; thence along the westerly margin of Belle Meade Boulevard, southerly 478.5 feet to the southeast corner of Nichol lot; thence westerly 200 feet; thence northeasterly 460 feet to the southerly margin of West Tyne Drive; thence along the southwesterly margin of said Drive, southeasterly 200 feet to the point of beginning.

Tract No. 2:

Being a strip of land off of the easterly side of Lot No. 1 on the Plan of the Highlands of Bellemeade, of record in Book 547, page 180 Register's Office for said County, which Lot No. 1 was conveyed to Joanne Hampton Callis by deed from M.N. Young, Trustee, of record in Book 1537, page 495, said Register's Office, and described as follows:

Beginning at the present common corner of the lands of said Dudley Bransford and wife, Genevieve E. Bransford, and the said Joanne Hampton Callis in the southerly margin of Lechin Lane, formerly West Tyne Drive, said point being also the northeast corner of said Lot 1 and being 200 feet westerly from the southwest intersection of Lochin Lane and Bellemeade Boulevard; running thence southerly with the westerly line of the Bransford property 460 feet, more or less, to a point which is the southeast corner of Lot 1, being also the common corner of Bransford and Callis properties; thence westerly with the southerly line of Lot 1, 50 feet to a point; thence northerly 450.3 feet, more or less to an iron pin in the south margin of Lochin Lane; thence with the margin of said Lane easterly 25 feet to the beginning.

Being part of the same property conveyed to Margaret B. Reynolds by deed dated November 13, 1963 from Gilbert Harold and wife, Margaret H. Harold of record in Book 3674, page 4, Register's Office for Davidson County, Tennessee. By Deed dated June 22, 2206 of record in Instrument No. 20060717-0085993, Register's Office for said County, Margaret Reynold Roberts conveyed subject property to Margaret Reynolds Roberts, Trustee of The Margaret Reynolds Roberts Living Trust, established by the Revocable Trust Agreement of Margaret Reynolds Roberts dated April 4, 1996, as amended from time to time. Margaret B Reynolds and Margaret Reynolds Roberts are one and the same person. Margaret Reynolds Roberts having since died on February 20, 2017.

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 Nos. 130 10 0 002 01 and 130 10 0 002 02.
2. Belle Meade City taxes for the year 2017, which have been prorated and assumed by Grantee. Map and Parcel Nos.: 130 10 0 002 01 and 130 10 0 002 02.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5325, page 319 and Book 9411, page 747, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 421, page 68, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 547, page 180, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

