BILL GARRETT, Davidson County
Trans:T20170072089 DEEDWARR
Recvd: 08/18/17 15:22 3 pgs
Fees:18.00 Taxes:2664.00
20170818-0085309

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $720,000.00

Affiant

Subscribed and sworn to before me, this 18th day of August 2017.

Notary Public

My Commission Expires: 5/8/18

LESLIE E. LAMBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2018

This instrument was prepared by:
Jonathan Williams, Attorney
Larry R. Williams, PLLC
315 Deaderick Street, Suite 1510
Nashville, TN 37238
615-256-8880

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Cawthon Properties, LLC 310 McMillin Street Nashville, TN 37203	Same as New Owner	071-06-0-087.00

THIS INSTRUMENT HAS BEEN PREPARED UPON INFORMATION PROVIDED BY THE PARTIES AND THE PREPARER HAS NOT CONDUCTED ANY TITLE EXAMINATION INDEPENDENT FROM THE TITLE MATERIALS SUPPLIED BY THE PARTIES. THE PREPARER MAKES NO WARRANTIES OR REPRESENTATIONS REGARDING THE STATUS OF TITLE TO THE PROPERTY.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, JOHN H. TUNSTALL, JR., hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto CAWTHON PROPERTIES, LLC, a Tennessee limited liability company, hereinafter called the Grantee, its heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee and being Lot One as shown on the plan entitled "Tunstall Subdivision" as of record in plat book 6200, page 548, Register's Office for Davidson County, Tennessee and being described according to a survey dated October 10, 1995 and prepared by Ragan-Smith Associates, 315 Woodland Street, Nashville, Tennessee 37206. Project No. 86-136, W.O. No: 5020 and being more particularly described as follows:

Beginning at an existing iron pin on the southerly right-of-way of West Trinity Lane as dedicated by the above referenced plan, said pin lying 40 feet south of and parallel with the centerline of said road and also being situated 640 feet more or less west of the centerline intersection of West Trinity Lane and Brick Church Pike.

1. Thence S 04° 14' 38" W, 214.04 feet to an existing iron pin; Thence,

2. With the north line of the Barbara P. Friedman and Marvin P. Friedman, Trustees property, N 87° 04' 00" W, 264.35 feet to an iron pin set in the southeasterly right-of-way of Scruggs Lane, (a 50 foot wide unimproved right-of-way); Thence,

3. With the southeasterly right-of-way of Scruggs Lane, N 32° 3' 13" E 234.80 feet to an iron pin set; Thence,

4. Northeasterly 27.37 feet along the arc of a curve to the right that has a radius of 25.00 feet to an iron pin set in the southerly right-of-way of West Trinity Lane, said curve has a chord bearing and distance of N 63° 59' 21" E, 26.03 feet; Thence,

5. Easterly 130.22 feet along the arc of a curve to the left that has a radius of 2909.79 feet to the point of beginning, said curve has a chord bearing and distance of S 85° 55' 32" E, 130.21 feet.

The above described tract contains 44.152 square feet or 1.014 acres more or less.

Being one of the two properties conveyed to John H. Tunstall, Jr. by deed of record in Book 9831, page 164, Register's Office for Davidson County, Tennessee.

This property is improved property known as 310 West Trinity Lane, Nashville, Tennessee 37207.

Grantee shall be responsible for all taxes and encumbrances. Said property is conveyed subject to all limitations, restrictions and encumbrances as may affect the premises and all and all restrictions and easements of record in said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as previously disclosed to Grantee by Grantor in the written Real Estate Purchase and Sale Agreement including, but not limited to, the rights of the lessee of the said property; and Grantor does further covenant and bind himself, his heirs and representatives,

to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand this 18th day of August 2017.

JOHN H. TUNSTALL, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN H. TUNSTALL, JR, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 18th day of August 2017.

LESLIE E. LAMBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2018

Leslie E. Lambert
Notary Public

My Commission Expires: 5/8/18