Bill Garrett Davidson County
Batch# 22075 DEEDWARR
11/03/2017 01:45:30 PM 4 pgs
Fees: $23.00 Taxes: $9,805.00
20171103-0113212

33936

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. 33936-09-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $2,650,000.00. Affiant Subscribed and sworn to before me this 1st day of November, 2017. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

WARRANTY DEED

Address New Owner: 307 Jackson Boulevard Trust C/O The Lawrence Group Attn: Jason K. West 1201 Demonbreun St., Suite 1460 Nashville, TN 37203	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 116 10 0 130 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, **Karl E. Haury, Jr. and wife, Judy B. Haury**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Roger Alsup, Trustee of The 307 Jackson Boulevard Trust u/a dated October 30, 2017** ("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 307 Jackson Boulevard, Nashville, TN 37205.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of November, 2017.

Karl E. Haury, Jr.

Judy B. Haury

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Karl E. Haury, Jr. and Judy B. Haury, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of November, 2017.

GEORGE E. MUDTER JR.
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

Being a parcel of land located in the City of Belle Meade, Metropolitan Nashville-Davidson County, Tennessee, bounded on the west by Fish, north by Jackson Boulevard, east by Haury, south by Greer and Stephenson, being more particularly described as follows:

Beginning at a concrete monument on the southerly margin of Jackson Boulevard, being the northeasterly corner of the Fish property as recorded in deed book 6068, page 376, and the most northerly corner of the herein described tract, thence,

along the southerly margin of Jackson Boulevard S45 38' 00" E 157.55' to an iron rod; thence,

along Haury's westerly line as recorded in deed book 8467, page 322, S37 33" 00" W 298.53' to an iron rod; thence,

along Mathews northerly line as recorded N 57 52' 56" W 14.87' to an iron rod at a brick wall corner, S27 44' 00" W 10.00' to an iron rod; thence,

along Greer and Stephenson's northerly line as recorded in deed book 5783, page 473, N57 52' 56" W 120.80' to an iron rod; thence,

along Fiah's easterly line N33 40' 20" E 340.65' to the beginning, containing 1.07 acre, more of less, according to a survey by Boyd B. Gibbs, RLS #1598, 106 South Public Square, Centerville, TN. dated 10-4-94.

Being part of the same property conveyed to Karl E. Haury, Jr. and wife, Judy B. Haury by deed dated October 15, 1991 from Robert Donavan Benson, unmarried, and Stephen Alexander Benson, married, individually and as Devisees under the Last Will and Testament of Jeanne Donavan Benson of record in Book 8467, page 322, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Restrictive covenants contained in an instrument of record in Book 504, page 537, and Book 615, page 288, Register's Office for Davidson, County, Tennessee.
2. Restrictive Covenant contained in the Instrument of record in Book 9501, page 241, 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:

