Bill Garrett Davidson County
Batch# 31445 DEEDWARR
11/29/2017 02:29:40 PM 3 pgs
Fees: $18.00 Taxes: $1,482.78
20171129-0121811

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,750.00

Affiant

WARRANTY DEED

Subscribed and sworn to before me, this 29th DAY of NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: May 5, 2020

(AFFIX SEAL)

Britney McCoy
State of Tennessee
Notary Public
Davidson County
My Commission Expires May 05, 2020

ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
B Squared, LLC 2702 Greystone Road Nashville, Tennessee 37204	118-07-055.00.	Same as New Owner
This instrument prepared by: Matthew Brothers, 401 Church Street Suite 2720, Nashville, Tennessee 37219		

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **D. Bryan Ansley and Bryan Bradford** ("Grantors"), has transferred, bargained, sold, granted and conveyed, and by these presents does hereby transfer, bargain, sell, grant and convey to **B Squared, LLC** ("Grantee"), Grantee's successors and assigns, certain real property in Davidson County, Tennessee (the "Property"), being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Berrywood of record in Plat Book 1835, Page 24, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 71 feet on the easterly side of Greystone Road and runs back between lines 160.7 feet on the northerly line and 164.3 feet on the southerly line to a dead line on which it measures 71.00 feet, more or less.

Being the same property conveyed to D. Bryan Ansley from The Brown Center for Autism, a Tennessee non-profit corporation, by Warranty Deed dated August 30, 2017, of record in Instrument No. 20170831-0089578, Register's Office for Davidson County, Tennessee; and being the same property conveyed to Bryan Bradford, as to a one-half

undivided interest to create a tenancy in common interest, by Quitclaim Deed from D. Bryan Ansley dated October 9, 2017, of record in Instrument No. 20171012-0104534, said Register's Office.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those exceptions listed on **Exhibit A**, attached hereto and incorporated herein by reference (the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee, its successors and assigns in fee simple forever.

Grantors further covenant and bind themselves to warrant and forever defend title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have executed this Warranty Deed this 29th day of November, 2017.

D. Bryan Ansley

Bryan Bradford

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **D. Bryan Ansley and Bryan Bradford,** the herein named Grantors 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 and official seal this the 29th day of December, 2017.

Notary Public

My Commission Expires: May 5, 2020

(SEAL)

Britney McCoy
State of Tennessee
Notary Public
Davidson County
My Commission Expires May 05, 2020

EXHBIT A

1. Any discrepancies, conflicts, easements, boundary line disputes, encroachments or protrusions, or overlapping of improvements which would be disclosed by an inspection and accurate survey of the premises.

2. Rights and claims of parties in possession.

3. Any facts, rights, interest or claims which are not shown by the public record, but which could be ascertained or by making inquiry of person(s) in possession thereof.

4. General or special taxes and assessments required to be paid in the year 2018 and subsequent years.

5. Easements, rights of way and building setback lines of record.

6. Covenants, restrictions and conditions of record.

7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights.

8. Exception of Easement of record in Instrument No. 20060929-0120564, Register's Office for Davidson County, Tennessee.

9. All matters reflected on the recorded plat for the Plan of Berrywood and relative to caption property of record in Plat Book 1835, Page 24, Register's Office for Davidson County, Tennessee.

10. Agreement for the Dedication of a Temporary Easement for the construction of sanitary sewers and/or drainage improvements of record in Book 4626, Page 338, Register's Office for Davidson County, Tennessee.