File Box 9

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. 33972-10-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $3,000,000.00. Affiant Subscribed and sworn to before me this 30th day of November, 2017. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner: Diana H. Oglesby 1308 Page Road Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 130 13 0 055 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, **William T. Minkoff and wife, Elizabeth Berryman Minkoff** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Diana H. Oglesby, a married woman** ("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 1308 Page Road, 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.

Bill Garrett Davidson County
Batch# 32737 **DEEDWARR**
12/04/2017 02:13:41 PM 3 pgs
Fees: $18.00 Taxes: $11,100.00

20171204-0123427

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of November, 2017.

William T. Minkoff

Elizabeth Berryman Minkoff

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William T. Minkoff and Elizabeth Berryman Minkoff, 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 30th day of November, 2017.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Revision to Lot 3 on the Plan of Resubdivision of Lots 1, 2, 3 and 4 Warner Park Subdivision, as of record in Plat Book 7900, Page 471 amended in Instrument No. 20040505-0051296, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to William T. Minkoff by deed dated June 14, 1995 from R. Dan Webb of record in Book 9708, page 980, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated February 21, 2001 of record in Instrument No. 20010228-0018658, said Register's Office, the said William T. Minkoff conveyed a fifty percent (50%) undivided interest to Elizabeth Berryman Minkoff.

This conveyance is made subject to:

1. State and County taxes for the year 2018, a lien, but not yet due and payable. Map and Parcel No. 130 13 0 055 00.
2. Belle Meade City taxes for the year 2018, a lien, but not yet due and payable. Map and Parcel No.: 130 13 0 055 00.
3. All matters appearing on the Plan of record as Book 7900, page 471 amended in Instrument No. 20040505-0051296, Register's Office for Davidson County, Tennessee.
4. Easements retained by the City of Belle Meade for the closed right of way closed in 2004 as shown in Instrument No. 20040505-0051296, Register's Office for Davidson County, Tennessee.