Bill Garrett Davidson County
Batch# 49326 DEEDWARR
01/19/2018 02:32:30 PM 6 pgs
Fees: $33.00 Taxes: $26,640.00
20180119-0005949

#34039

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. 34039-12-2017**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $7,200,000.00. Affiant Subscribed and sworn to before me this 19th day of January, 2018. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner: Michael D. Sontag, Trustee 150 Third Avenue South, Suite 2800 Nashville, TN 37201	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 144 09 0 005 00, 144 09 0 016 00, 144 13 0 005 00, & 144 13 0 023 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, **Lee A. Beaman, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael D. Sontag, Trustee of The James Trust u/a dated November 15, 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 1608 Chickering Road, Nashville, TN 37215.

This property is not now nor has it ever been the marital residence of Grantor.

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 19th day of January, 2018.

Lee A. Beaman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lee A. Beaman, 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 19th day of January, 2018.

Notary Public

My Commission Expires:

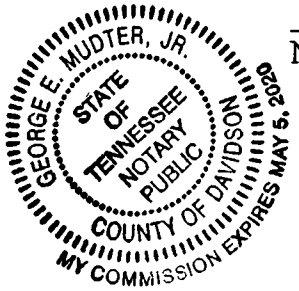


EXHIBIT "A"

Parcel One:

Being a tract of land in the City of Forest Hills, Second Civil District, Davidson County, Tennessee, located between Chickering Road and Subdivision of Chickering Estates, Section One and Two and being more particularly described as follows:

Beginning at a point in the center of Chickering Road, said point being the southwest corner to Mary Cortner Ragland of record in Book 4528, page 516, and Book 2486, page 221, Register's Office for Davidson County, and said point being approximately 600 feet as measured along said road southerly from the southwest corner of Chickering Woods Subdivision of record in Book 3842, page 105, said Register's Office.

Thence, leaving said road with Ragland's southerly boundary and passing an iron pin on the easterly margin of said road at 31.0 feet, in all south 79 degrees, 58 minutes east, 713.2 feet to an iron pin;

Thence, south 4 degrees, 19 minutes west, 160.0 feet to an iron pin;

Thence, continuing with Ragland's southerly boundary north 88 degrees 00 minutes east, 323.0 feet to an iron pin;

Thence, north 60 degrees, 41 minutes east, 355.3 feet to an iron pin, Ragland's southeast corner;

Thence, with Ragland's easterly boundary north 6 degrees 11 minutes east, 545.2 feet to an iron pin in twenty-inch Ash tree, being the southeast corner to Chickering Woods Subdivision;

Thence, with said subdivision north 1 degree, 21 minutes east, 110.3 feet to an iron pin;

Thence, leaving said subdivision with the southerly boundary to Chickering Estates, Section Two, of record in Book 4460, page 134, said Register's Office, south 82 degrees, 40 minutes east, 224.7 feet to a monument;

Thence, south 34 degrees, 4 minutes east, 426.6 feet to a monument;

Thence, with the westerly boundary of Chickering Estates, Section One, of record in Book 2663, pages 86 and 87, said Register's Office, south 16 degrees 22 minutes west, 282.2 feet to an iron pin;

Thence, leaving said subdivision with the property deeded to Robert J. Walker, of record in Book 5194, page 624, said Register's Office, north 74 degrees, 58 minutes west, 90.0 feet to an iron pin;

Thence, south 26 degrees 16 minutes west, 199.8 feet to an iron pin;

Thence, south 67 degrees, 38 minutes east, 125.0 feet to an iron pin in said westerly boundary of Chickering Estates, Section One;

Thence, with said boundary south 43 degrees, 57 minutes west, 543.0 feet to an iron pin;

Thence, north 66 degrees, 32 minutes west, 74.5 feet to an iron pin in concrete;

Thence, continuing with said Chickering Estates, south 5 degrees, 14 minutes west 441.6 feet to an iron pin, the northeast corner to Josephine Smith, et al, of record in Book 5352, page 561, said Register's Office, north 5 degrees, 48 minutes east, 270.9 feet to an iron pin;

Thence, leaving said Chickering Estates with Smith's northerly line and a fence line north 84 degrees, 46 minutes west, 664.5 feet to an iron pipe;

Thence, leaving Smith's line and with the easterly line to Harvie Branscomb of record in Book 2930, page 208, said Register's Office, north 5 degrees, 48 minutes east, 270.9 feet to an iron pin;

Thence with the easterly line to John P. Mayo of record in Book 6290, page 630, said Register's Office, north 17 degrees, 56 minutes 30 seconds west, 100.0 feet to an iron pin;

Thence, north 16 degrees, 00 minutes east, 95.7 feet to an iron pin, Mayo's northeast corner;

Thence, with Mayo's northerly boundary north 75 degrees, 55 minutes west, 809.5 feet to the center of Chickering Road;

Thence, with the center of said road north 20 degrees, 18 minutes east, 320.0 feet to the point of beginning.

Containing 28.06 acres, more or less.

TOGETHER WITH easements in favor of subject property for roadway and utilities across the adjoining property, said easements described in the following instruments:

1. Warranty Deed of record in Book 4132, page 45, Register's Office for Davidson County, Tennessee;

2. Installment Deed of record in Book 4131, page 969, Register's Office for Davidson County, Tennessee; and

3. Warranty Deed of record in Book 3034, page 1881, Register's Office for Davidson County, Tennessee.

TOGETHER WITH all easements set forth in that certain Ground Lease and Driveway Easement Clarification Agreement and Addendum of record in Book 6451, page 424, said Register's Office as modified by Second Addendum to Ground Lease and Driveway Easement Clarification Agreement of record in Book 8468, page 221, said Register's Office and Assignment and Assumption of Lease of record in Instrument No. 20031106-0163445, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lee A. Beaman by deed dated November 5, 2003 from Southpac Trust International, Inc., Trustee for the Van Family Trust, a Trust organized under the Laws of Cook Islands pursuant to the Van Family Trust Settlement of Trust, dated July 25, 1995 of record in Instrument No. 20031106-0163444, Register's Office for Davidson County, Tennessee.

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 Nos. 144 09 0 005 00, 144 09 0 016 00, 144 13 0 005 00, and 144 13 0 023 00 .
2. Restrictive covenants contained in an instrument of record in Book 2810, page 5, amended in Book 3096, page 210, Register's Office for Davidson, County, Tennessee.
3. Easement for private road contained in Instrument of record in Book 3034, page 188, Register's Office for Davidson County, Tennessee.
4. Easement for roadway and public utilities retained in the deed of record in Book 4131, page 969, Register's Office for Davidson County, Tennessee.

5. Easement for roadway and public utilities retained in the deed of record in Book 4132, page 45, Register's Office for Davidson County, Tennessee.
6. All easements set forth in that certain Ground Lease and Driveway Easement Clarification Agreement and Addendum of record in Book 6451, page 424, Register's Office for Davidson County, Tennessee, as modified by Second Addendum to Ground Lease and Driveway Easement Clarification Agreement of record in Book 8468, page 221, Register's Office for Davidson County, Tennessee. Assignment and Assumption of Lease of record in Instrument No. 20031106-0163445, 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:

