THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

Bill Garrett Davidson County
Batch# 59925 DEEDWARR
02/16/2018 12:42:19 PM 3 pgs
Fees: $18.00 Taxes: $2,275.50

20180216-0015316

KIM MURRAY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ **615,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF February, 2018

Notary Public

MY COMMISSION EXPIRES: 3/25/18

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pencil and Paper Development, LLC	Pencil and Paper Development, LLC	105-16-0-271.00
3430 Woodmont Blvd.	3430 Woodmont Blvd.	105-16-0-272.00 105-16-0-273.00
Nashville, TN 37215	Nashville, TN 37215	105-16-0-274.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Mary Carrie Cook, Successor Trustee under the Irrevocable Trust Agreement of Ernest H. Davis, Jr.**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Pencil and Paper Development, LLC, a Tennessee limited liability company**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I:
Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Corinne Place Resubdivision, Lots 137 & 158 of record in Plat Book 3700, Page 43, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ernest H. Davis and wife, Mildred A. Davis by warranty deed from Nelda Joyce Smith, Executrix for Estate of Ella L. Underwood, deceased of record in Book 6704, page 873, Register's Office for Davidson County, Tennessee, dated 10/30/1985 and recorded on 11/07/1985.

Being the same property conveyed to Ernest H. Davis, Jr. by quitclaim deed from Ernest H. Davis and wife, Mildred A. Davis of record in Instrument No. 20150210-0012355 Register's Office for Davidson County, Tennessee, dated 09/25/2014 and recorded on 02/10/2015.

Being the same property conveyed to Timothy L. Takacs, Trustee under the Irrevocable Trust Agreement of Ernest H. Davis, Jr., dated September 25, 2014 by quitclaim deed from Ernest H. Davis, Jr. of record in Instrument No. 20150210-0012356 Register's Office for Davidson County, Tennessee, dated 09/25/2014 and recorded on 02/10/2015.

Being also known as 2214 Dunn Avenue, Nashville, Tennessee 37211.

Tract II:
Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Corinne Place Resubdivision, Lots 137 & 158 of record in Plat Book 3700, Page 43, in the Register's Office for said County. Said Lot No. 10 fronts 46.20 feet on the westerly side of Dunn Avenue and extends back 175 feet on the northerly line and 154.07 feet on the southerly line to a dead line, measuring 50.72 feet thereon.

Being the same property conveyed to Ernest Henry Davis and wife, Mildred Brown Davis by Installment deed from Richard Carlton and wife, Margie Carlton of record in Book 4522, page 55, Register's Office for Davidson County, Tennessee, dated 07/15/1971 and recorded on 07/21/1971.

Being the same property conveyed to Ernest H. Davis, Jr. by quitclaim deed from Ernest H. Davis and wife, Mildred Brown Davis of record in Instrument No. 20150210-0012361 Register's Office for Davidson County, Tennessee, dated 09/25/2014 and recorded on 02/10/2015.

Being the same property conveyed to Timothy L. Takacs, Trustee under the Irrevocable Trust Agreement of Ernest H. Davis, Jr., dated September 25, 2014 by quitclaim deed from Ernest H. Davis, Jr. of record in

Instrument No. 20150210-0012362 Register's Office for Davidson County, Tennessee, dated 09/25/2014 and recorded on 02/10/2015.

Being also known as 2216 Dunn Avenue, Nashville, Tennessee 37211.

Tract III:
Land in Davidson County, Tennessee, being Lot No. 9 on the Plan of Corinne Place Resubdivision, Lots 137 & 158 of record in Plat Book 3700, Page 43, in the Register's Office for said County.

Said Lot No. 9 fronts 51.25 feet on the westerly side of Dunn Avenue and extends back 154.07 feet on the northerly line and 130.85 feet on the southerly line to a dead line, measuring 56.27 feet thereon.

Being the same property conveyed to Ernest Henry Davis and wife, Mildred Anne Davis by Installment deed from Earl C. Shacklett and wife, Helen Shacklett of record in Book 4535, page 878, Register's Office for Davidson County, Tennessee, dated 09/09/1971 and recorded on 09/10/1971.

Being the same property conveyed to Ernest H. Davis, Jr. by quitclaim deed from Ernest H. Davis and wife, Mildred Anne Davis of record in Instrument No. 20150210-0012357 Register's Office for Davidson County, Tennessee, dated 09/25/2014 and recorded on 02/10/2015.

Being the same property conveyed to Timothy L. Takacs, Trustee under the Irrevocable Trust Agreement of Ernest H. Davis, Jr., dated September 25, 2014 by quitclaim deed from Ernest H. Davis, Jr. of record in Instrument No. 20150210-0012358 Register's Office for Davidson County, Tennessee, dated 09/25/2014 and recorded on 02/10/2015.

Being also known as 2218 Dunn Avenue, Nashville, Tennessee 37211.

Tract IV:
Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Corinne Place Resubdivision, Lots 137 & 158 of record in Plat Book 3700, Page 43, in the Register's Office for said County.

Said Lot No. 8 fronts 105.82 feet on the westerly side of Dunn Avenue and extends back 130.85 feet on the northerly line and 84.24 feet on the southerly line to a dead line, measuring 113.00 feet thereon.

Being the same property conveyed to Ernest H. Davis and wife, Mildred B. Davis by Installment deed from Howard B. Freeman and wife, Velma B. Freeman of record in Book 5683, page 549, Register's Office for Davidson County, Tennessee, dated 11/24/1980 and recorded on 11/26/1980.

Being the same property conveyed to Ernest H. Davis, Jr. by quitclaim deed from Ernest H. Davis and wife, Mildred B. Davis of record in Instrument No. 20150210-0012359 Register's Office for Davidson County, Tennessee, dated 09/25/2014 and recorded on 02/10/2015.

Being the same property conveyed to Timothy L. Takacs, Trustee under the Irrevocable Trust Agreement of Ernest H. Davis, Jr., dated September 25, 2014 by quitclaim deed from Ernest H. Davis, Jr. of record in Instrument No. 20150210-0012360 Register's Office for Davidson County, Tennessee, dated 09/25/2014 and recorded on 02/10/2015.

Being also known as 2220 Dunn Avenue, Nashville, Tennessee 37211.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) Subject to all matters shown on the Plan of record in Plat Book 3700, Page 43, Register's Office for Davidson County, Tennessee; (3) Subject to all matters shown on the Plan of record in Plat Book 332, Page 1, Register's Office for Davidson County, Tennessee; (4) TVA Transmission Line per plat and grant to United States of America of record in Book 1153, Page 457, in the Register's Office for Davidson County, Tennessee (Lots 10 and 11); (5) Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4712, Page 502, and Book 4712, Page 499, in the Register's Office for Davidson County, Tennessee; (6) Easements retained by the Metropolitan Government of Nashville and Davidson County in Metro Ordinance No. 65-617 (closing a portion of Napoleon Avenue).

This is () UNIMPROVED

(X) IMPROVED property known as **2214, 2216, 2218 & 2220 Dunn Avenue, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 the 14th day of February, 2018.

Irrevocable Trust Agreement of Ernest H. Davis, Jr.

Mary Carrie Cook, Successor Trustee
Mary Carrie Cook, Successor Trustee

Mary Carrie Cook
Mary Carrie Cook, Individually

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Mary Carrie Cook** with whom I am personally acquainted and who upon her oath acknowledged herself to be the **Successor Trustee** of the **Irrevocable Trust Agreement of Ernest H. Davis, Jr.** the within named bargainor, and Trust, and that she as such Successor Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Mary Carrie Cook** as such **Successor Trustee**.

Witness my hand and seal this the 14th day of February, 2018.

My Commission expires 11/3/20

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Mary Carrie Cook** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 14th day of February, 2018.

My Commission expires 11/3/20

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY