**THIS INSTRUMENT PREPARED BY:**
**Chapman & Rosenthal Title, Inc.**
**2002 Richard Jones Rd, Ste 203A**
**Nashville, TN 37215**

**CRT File No. 180215062**

Bill Garrett Davidson County
Batch# 73809 DEEDWARR
03/27/2018 03:02:28 PM 2 pgs
Fees: $13.00 Taxes: $9,620.00

20180327-0028673

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $2,600,000.00.

Affiant

Subscribed and sworn to before me, this21st day of March, 2018.

Notary Public
My Commission Expires:

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 3, 2021

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| John Prine In Care of GRF, LLC.<br>15821 Ventura Blvd, Suite 270<br>Encino, CA 91436 | New Owner | Tax Parcel ID No.<br>145-04-049.00 |

**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, **Garland B Overton and Janette Overton, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John Prine, Trustee of The John Prine Family Trust, dated May 27, 2008, and Fiona Whelan Prine, Trustee of the Fiona Whelan Prine Family Trust, dated May 27, 2008** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, TN, Being Lot No. 3 on the Plan of Resubdivision of Lots 9 & 10, Leland Manor Subdivision, of record in Book 6900, Page 705, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Garland B. Overton and wife, Janette Overton by Deed from Robert M. Finks, Jr. and Ellen Elizebeth Ligon a/k/a Ellen Elizabeth Ligon and Elizabeth Finks Ligon and Patricia Faris Golden a/k/a Patricia Finks Golden and Mary Ellen Valentino a/k/a Mary Ellen Finks Valentino and Gerald Valentino and William R. Golden, recorded on the 22nd day of April, 1997 in Deed Book 10424, Page 264, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2018 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 6900, Page(s) 705; Plat Book 974, Pages 74-75; Exhibit B of Book 7545, Page 264.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 1334, Page 316 (expired).

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Easement for Sewer/Storm Drainage, recorded in Book 6316, Page 4.

This is improved property located at 1108 Overton Lea Road Nashville TN 37220-1416

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 21st day of March, 2018.

Garland B. Overton

Janette Overton

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Garland B Overton and Janette Overton, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of March, 2018.

Notary Public

My Commission Expires: _____

JAMES T. HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 3, 2021