30572-8

Box 14

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

CRT File No. 180315310

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $5,500,000.00.

Kathy Goodson
Affiant

Subscribed and sworn to before me, this 18th day of April, 2018.

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Anna Agee
Notary Public
My Commission Expires: 3-8-22

Bill Garrett Davidson County
Batch# 83002 **DEEDWARR**
04/20/2018 09:12:48 AM 2 pgs
Fees: $13.00 Taxes: $20,350.00

20180420-0037250

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lennochmore, LLC 4409 Chickering Lane Nashville TN 37215	New Owner	Tax Parcel ID No. 144-06-0-002.00

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, **Bailey P. Robinson III and Laura S. Robinson, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lennochmore, LLC, a Texas Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being a tract of land in the 7th Civil District of Davidson County, Tennessee, being part of Lot No. 5 on the Map of the resubdivision of the south part of Block 1 on the Map of Belle Meade Subdivision as of record in Book 974, page 12, Register' s Office of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an old iron pipe in the southerly margin of Chickering Lane, said pipe being the northeasterly corner of the Martin P. Bennett property as of record in Book 8281, page 637, R.O.D.C.; thence with said margin S 50 deg. 04' 09 E 125.15 feet to a new iron rod; thence, S 53 deg. 45' 00 E 150.06 feet to a new iron rod, said iron rod being the northwesterly corner of the Gilbert Smith property as of record in Deed Book 5059, page 643, R.O.D.C.; thence, leaving said margin with Smith' s northerly line S 40 deg. 15' 00 W 252.58 feet to an old iron rod; thence, continuing with Smith S 48 deg. 44' 00 W 587.74 feet to an old iron rod; thence, along an existing rock wall N 01 deg. 18' 58 W 230.00 feet to an old iron rod; thence, N 86 deg. 14' 42 W 15.01 feet to an old iron rod in a fence line; thence, along said fence N 00 deg. 30' 32 E 85.28 feet to an old iron rod; thence, along Bennett' s southerly line N 43 deg. 14' 35 E 594.80 feet to the point of beginning and containing 4.41 acres more or less according to a survey made by Campbell Surveying Co., Inc., Bennie O. Wheeler, Registered Land Surveyor, No. 1546, 2424 21st Avenue, South, Suite 201, Nashville, Tennessee, 37212, dated June 19, 1992.

Being the same property conveyed to BAILEY P. ROBINSON, III and wife, LAURA S. ROBINSON, by deed from JAMES T. SULLIVAN and wife, HILDEGARD SULLIVAN, of record in Book 8658, page 661, dated June 22, 1992, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 144-06-0-002.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

No insurance is afforded as to the acreage or square footage contained in the insured property.

Matters shown on the Plan of record in Plat Book 974, page 12, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 7796, page 574, said Register's Office.

Conveyance of Easement of record in Book 2749, page 371, said Register's Office.

This is improved property located at 4409 Chickering Lane Nashville TN 37215

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 18th day of April, 2018.

Bailey P. Robinson III

Laura S. Robinson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Bailey P. Robinson III and Laura S. Robinson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of April, 2018.

Notary Public

My Commission Expires: _____

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