THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 34184-03-2018**	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 this 23rd day of April, 2018. Notary Public My Commission Expires: ASHLEY HART NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAY 6, 2019

WARRANTY DEED

Address New Owner: 405 Jackson LLC 405 Jackson Blvd Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 116 10 0 128 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, **Michael W. Devlin, unmarried, and Roxanna A. Devlin, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **405 Jackson LLC, a Tennessee limited liability company** ("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 405 Jackson Blvd, 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# 84129 **DEEDWARR**
04/24/2018 09:04:37 AM 3 pgs
Fees: $18.00 Taxes: $9,620.00

20180424-0038314

IN WITNESS WHEREOF, Grantor has executed this instrument on the 23rd day of April, 2018.

Michael W. Devlin by George E. Mudter, Jr., his Attorney-in-fact

Michael W. Devlin, by George E. Mudter, Jr., his Attorney-in-fact

Roxanna A. Devlin

Roxanna A. Devlin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, George E. Mudter, Jr., 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, and who further acknowledged that he is the Attorney-in-Fact for Michael W. Devlin, and he is authorized by Michael W. Devlin to execute this instrument on his behalf.

Witness my hand, at office, this 23rd day of April, 2018.

ASHLEY HART STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 6, 2019

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Roxanna A. Devlin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of April, 2018.

ASHLEY HART STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 6, 2019

Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being more particularly described as follows:

Being a tract of land lying in Belle Meade, Davidson County, Tennessee, and being Lot No. 1, Hale's Subdivision, of record in Plat Book 2900, page 68, and being the property of W. Alexander Steele, et ux, as of record in Deed Book 6619, page 81, and being bounded on the south by Dan E. Smith, II, et ux on the west by the east right of way line of Belle Meade Boulevard, on the north by the south right of way line of Jackson Boulevard, and on the east by Lot 2, Hale's Subdivision, and being more particularly described as follows:

Beginning at an iron pin in the east right of way line of Belle Meade Boulevard said pin being the intersection of the south right of way line of Jackson Boulevard; thence with Jackson Boulevard south 58 deg. 26 min. 00sec. east, 165.50 feet to an iron pin; thence with a curve to the right of the central angle of which is 03 deg. 45 min. 33 sec., the radius of which is 3125.00 feet, the chord of which is outh 56 deg. 32 min. 31 sec. east 204.99 feet, an arc length of 205.03 feet to an iron pin; thence leaving Jackson Boulevard and with Lot 2 south 19 deg. 18 min. 45 sec. west, 215.89 feet to an iron pin; thence south 33 deg. 38 min. 42 sec. west 73.67 feet to an iron pin; thence with Smith north 49 deg. 37 min. 00 sec. west 8.0 feet to an iron pin; thence north 58 deg. 11 min. 48 sec. west 306.25 feet to an iron pin in the east right of way line of Belle Meade Boulevard; thence with Belle Meade Boulevard north 23 deg. 35 min. 00 sec. east 305.48 feet to the point of beginning.

Being the same property conveyed to Michael W. Devlin and wife, Roxanna A. Devlin by deed dated July 26, 2001 from Betsy Lewis of record in Instrument No. 20010802-0082021, Register's Office for Davidson County, Tennessee. The parties having since divorced by Final Decree filed in Docket No. 10D-1389, Eighth Circuit Court for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No. 116 10 0 128 00.
2. Belle Meade City taxes for the year 2018, which have been prorated and assumed by Grantee. Map and Parcel No.: 116 10 0 128 00.
3. All matters appearing on the Plan of record as Book 2900, page 68, Register's Office for Davidson County, Tennessee.
4. Easement for sanitary sewer granted to the City of Belle Meade of record in Book 5786, page 986, Register's Office for Davidson County, Tennessee.