

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$2,350,000.00.**

Affiant

Subscribed and sworn to before me, this the 19th day of April, 2018.

Notary Public

My commission expires: 7-26-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Gregory S. Perrone, PC, Attorney At Law
109 Westpark Drive, Suite 330, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Richard A. Mozenter as Trustee of The Lionwolf Trust dated March 27, 2018	NEW OWNER	**116-14-0-090.00**
515 Belle Meade Blvd		
Nashville, 37205		

Bill Garrett Davidson County
Batch# 84530 DEEDWARR
04/25/2018 10:33:30 AM 2 pgs
Fees: $13.00 Taxes: $8,695.00
20180425-0038890

FOR AND IN 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,

Gregory L. Powell and wife, Andrea Powell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Richard A. Mozenter as Trustee of The Lionwolf Trust dated March 27, 2018

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

Land in Davidson County, Tennessee, being part of Lot No. 24 on the Plan of First Belle Meade Subdivision of record in Plat Book 332, Pages 88 and 89, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, also further described according to a survey made by Erie Drake, County Surveyor, August 6, 1919, as follows:

Beginning on the westerly margin of Belle Meade Boulevard, at a point 127-1/2 feet South of the corner of Lots Nos. 24 and 25; thence with the westerly margin of said boulevard, southwardly 125-1/2 feet, more or less, to the northeast corner of the property conveyed to James H. Reed, Jr. and wife, by deed from A.G. Bowen and wife, as of record in Book 675, Page 414; thence with said Reed's northerly line, Westwardly 503-113 feet; thence, northwardly 127.75 feet; thence eastwardly 491 feet, more or less to the beginning.

Being the same property conveyed to GREGORY L. POWELL AND WIFE, ANDREA POWELL, by deed from DAVID A. FLOYD, JR. AND WIFE, LEIGH ANN FLOYD, of record as Instrument No. 20080310-0023579, dated March 7, 2008, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved (__X__) Unimproved (____) property known as **515 Belle Meade Blvd, Nashville, 37205**.

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 Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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/our hand(s) this 18th day of April, 2018.

Gregory L. Powell

Andrea Powell

Andrea Powell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Gregory L. Powell and Andrea Powell**, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they 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: 10-3-2020

GREGORY S. PERRONE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Penny Y. Ray, 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 5/6/2019