WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 775,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of December, 2018.

Notary Public

COMMISSION EXPIRES: March 3 2021

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Y Johnson Davidson County
Batch# 178846 **DEEDWARR**
12/28/2018 11:09:31 AM 2 pgs
Fees: $13.00 Taxes: $2,867.50

20181228-0125866

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Boyer, Trustee	David Boyer, Trustee	115-11-0-065
(NAME)	(NAME)	
525 Brook Hollow Road	P. O. Box 340020	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37203	
(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, I, **Margot Clarie Bartine, Trustee of the Margot Claire Bartine Living Trust u/a/d September 30, 2016,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Boyer, Trustee of the 525 Brook Hollow Trust,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I:
Land in Davidson County, Tennessee, being Lot No. 150 on the Plan of West Meade Farms, Inc., Section "G", of record in Book 1835, page 115, Register's Office for said County, and a small rectangular tract 1.5 feet wide and 65.15 feet long on the southerly side of Lot 291 on the Plan of West Meade Farms, Inc., Section "L", of record in Book 2133, page 53, said Register's Office.

Said Lot No. 150 and part of Lot No. 291 begin at a point on the westerly side of Brook Hollow Road, said point being the Northeast corner of Lot 150, Section "G" and the Southeast corner of Lot 291 of Section "L" of West Meade Farms, Inc., also being the common front corner of Lot 150, Section "G" and Lot 291, Section "L" of West Meade Farms, Inc.; thence S. 69 degrees 13 minutes W. 171.1 feet to the Easterly terminus of a 1.5 foot retaining wall; thence N. 20 degrees 47 minutes W. 1.5 feet to the Northeast terminus of said retaining wall, thence S. 69 degrees 13 minutes W. 65.15 feet along the Northerly edge of said retaining wall to a point, said point being the Northwest terminus of said wall; thence S. 20 degrees 47 minutes E. 1.5 feet to a point; the common line of Lots 150 and 291; thence S. 69 degrees 13 minutes W. 169.65 feet to a monument, common rear corner of Lots 150 and 291 of said plan; thence Southerly 39.6 feet to a point; thence Southeasterly 161 feet along the margin of Section "G" of West Meade Farms, Inc. to a point; thence Northeasterly along the common line of Lots No. 149 and 150 of Section "G" of said plan 352.9 feet to a point on the Westerly side of Brook Hollow Road; thence. Northwesterly along said road 106 feet to the point of beginning.

Tract II:
Land in Davidson County, Tennessee, being the northwest one-half of Lot No. 149 on the Plan of West Meade Farms, Inc., Section "G", as of record in Book 1835, page 115, Register's Office for said County.

Said part of said lot fronts 53 feet on the southwesterly side of Brook Hollow Road and runs back 352.9 feet on the northwesterly line and 328 feet more or less on the southeasterly line to a dead line in the rear on which it measures 90.05 feet.

Being the same property conveyed to Margot Claire Bartine, Trustee of The Margot Claire Bartine Living Trust, established by the Revocable Trust Agreement of Margot Claire Bartine dated September 30, 2016 by Deed

dated September 30, 2016 from Margot Claire Bartine, recorded October 7, 2016, in Instrument Number 201610070106219, in the Register's Office for Davidson County, Tennessee.

For purposes of identifying the aforesaid Trust and enumerating the powers of the Trustee thereunder, a Certification of said Trust is attached hereto as Exhibit "A"

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 525 Brook Hollow Road Nashville, TN 37205

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, successors 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, successors 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 our hands this 27th day of December, 2018.

By: Margot Claire Bartine, Trustee

Margot Clarie Bartine, Trustee

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Margot Clarie Bartine, Trustee of the Margot Claire Bartine Living Trust dated September 30, 2016, 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 in her capacity as Trustee for the purposes therein contained.

WITNESS ~~my~~ hand and seal this 27th day of December, 2018.

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 6, 2019

Commission Expires: _____