THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34619-01-2019**	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 1st day of April, 2019. Notary Public My Commission Expires:

VIRGINIA ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
William Meyer 180 Varick Street, Suite 404 New York, NY 10014	New Owner	Map and Parcel No.: 131 13 0 049 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, **Cynthia N. Spengler and husband, Dan M. Spengler**, who joins in the execution of this instrument for the purpose of conveying any interest he has in the property by virtue of his marriage to Cynthia N. Spengler ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William T. Meyer and Kerstin Sund-Meyer, husband and wife** ("Grantee"), their 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 5400 Stanford Drive, Nashville, TN 37215.

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.

Karen Johnson Davidson County
Batch# 213098 **DEEDWARR**
04/03/2019 08:43:49 AM 3 pgs
Fees: $18.00 Taxes: $8,695.00

20190403-0029970

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

IN WITNESS WHEREOF, Grantor has executed this instrument on the 1st day of April, 2019.

Cynthia N. Spengler

Dan M. Spengler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Cynthia N. Spengler and Dan M. Spengler, 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 1st day of April, 2019.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Stanford Heights of record in Book 5200, page 453, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at an iron pin in the southerly margin of Stanford Drive, said point being the common easterly front corner of Lots 3 and 4; thence with the line between said lots, South 13 degrees 37' 07" East 197.14 feet to an iron pin; thence South 44 degrees 00' West 55.00 feet to an iron pin; thence North 73 degrees 00' West 105.00 feet to an iron pin; thence North 40 degrees 00' West 105.00 feet to an iron pin; thence North 74 degrees 00' West 45.00 feet to an iron pin in the easterly margin of Stanford Drive; thence with the margin of the same, North 2 degrees 53' 14" West 146.28 feet to a concrete monument at the beginning of a curve to the right having a radius of 72.40 feet; thence around said curve northerly and easterly a distance of 167.58 feet to a concrete monument; thence continuing with the margin of the same, South 50 degrees 16' 18" East 265.61 feet to the point of beginning.

Being the same property conveyed to Dan M. Spengler and wife, Cynthia N. Spengler by deed dated April 1, 1983 from Stanford Heights Property I, a joint venture composed of Town Properties, Inc. and Union Financial Corporation of record in Book 6031, page 754, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated December 9, 2005 of record in Instrument No. 20051216-0150909, Register's Office for Davidson County, Tennessee, Dan M. Spengler conveyed his interest in subject property to Cythia N. Spengler.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 131 13 0 049 00.
2. All matters appearing on the Plan of record as Book 5200, page 453, Register's Office for DAVIDSON County, Tennessee.
3. 25-foot private driveway easement as shown on the Plan of record in Book 5200, page 453, Register's Office for Davidson County, Tennessee.