WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 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 $ 2,135,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of July, 2019.

Notary Public

COMMISSION EXPIRES: 7-9-22

EMILY C. MAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES JULY 09, 2022

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 255057 DEEDWARR
07/10/2019 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $7,899.50
20190710-0067355

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Autism Realty Partners, LLC	Same As New Owners	062-00-0-167
(NAME)	(NAME)	
110 Lakewood Road		
(ADDRESS)	(ADDRESS)	
Lebanon, TN 37087		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **RAE ELLEN GLEASON, TRUSTEE OF THE RAE ELLEN GLEASON 2000 TRUST UNDER TRUST AGREEMENT DATED MAY 8, 2000,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AUTISM REALTY PARTNERS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, ITS HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Exhibit "A" for Legal Description

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record and a small cemetery located on said property and the same is conveyed subject to said cemetery with right of ingress and agree thereto.

This is Improved property, known as 2510 Music Valley Drive (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) (State) 37214 (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 GRANTEE, its heirs, successors and assigns forever; and we do covenant with the said GRANTEE 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 GRANTEE, its 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 8th day of July, 2019.

By: _____
Rae Ellen Gleason, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, **Rae Ellen Gleason,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be Trustee under that certain Trust Agreement dated May 8, 2000, for the benefit of **Rae Ellen Gleason 2000 Trust**, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument, as trustee of said trust, for the benefit of said beneficiary.

WITNESS my hand and seal this 8th day of July, 2019.

Notary

Commission Expires: _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021

Tennessee Certification of Electronic Document

I, Robert L. Scruggs, 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 Davidson

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Robert L. Scruggs, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: September 7, 2020

NOTARY'S SEAL

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES 9-7-2020

Exhibit "A"
Legal Description

Land in Davidson County, Tennessee, being Lot 5 Phase 5 on the final Plat of MUSIC VALLEY P.U.D. according to the plat thereof as recorded in Plat Book 7900, Page 887 Register's Office for Davidson County, TN., and being more particularly described as follows:

Beginning at an iron rod situated in the westerly margin of Music Valley Drive, said point also being the southeast corner of the Lodgings, Inc. property of record in Book 6953, Page 939, R.O.D.C.;

Thence, along said read, along a curve to the right, having a central angle of 06 degrees 17' 22", a radius of 1938.95 feet, a tangent of 106.53 feet, a length of 212.84 feet, and having a. chord which bears S. 23 degrees 09' 10" E., a distance of 212.73 feet to an iron rod;

Thence, leaving said road, along a curve to the right, having a central angle of 26 degrees 52' 18", a radius of 217.06 feet, a tangent of 51.85 feet, a length of 101.80 feet, and having a chord which bears S. 88 deg 44' 31" W., a distance of 100.87 feet to an iron rod;

Thence, N. 77 deg 49' 31" W., a distance of 160.08 feet to an iron rod;

Thence, along a curve to the lefi, having a central angle of 60 deg 52' 55", a radius of 200.00 feet, a tangent of 117.53 feet, a length of 212.52 feet, and having a chord which bears S. 71 deg 44' 01" W., a distance of 202.66 feet to an iron rod;

Thence, N. 48 deg 37' 10" W., a distance of 61.12 feet to an iron rod;

Thence, N. 10 deg 56' 49" E., a distance of 270.11 feet to an iron rod;

Thence, S. 77 deg 47' 37" E., a distance of 369.04 feet to the point of beginning.

Together with easements appurtenant thereto as set forth in "Declaration of Covenants, Conditions, Restrictions and Owners Association for Music Valley P.U.D., as recorded in Book 9582, Page 690 and Book 9796, Page 78, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rae Ellen Gleason, Trustee of the Rae Ellen Gleason 2000 Trust under Trust Agreement dated May 8, 2000 by Special Warranty Deed from EWG Nashville, LLC, a Tennessee limited liability company, recorded March 25, 2008, in Instrument No. 20080325-0029441, in the Register's Office for Davidson County, Tennessee.