FROM: Randall J. Wachtler, Co-Trustee of the Wachtler Family Revocable Living Trust Agreement dated November 8, 2019
TO: David B. Ingram, an individual

Address New Owner as follows:	Send Tax Bills to:	Tax-Parcel No.
David B. Ingram 4417 Tyne Blvd. Nashville, Tennessee 37215	David B. Ingram 4417 Tyne Blvd. Nashville, Tennessee 37215	Map 104-04, Parcels 176 and 177

THIS INSTRUMENT PREPARED BY: Philip F. Head, Esq., Waller Lansden Dortch & Davis, LLP, 511 Union Street, Suite 2700, Nashville, Tennessee 37219

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is One Million Five Hundred Thousand and No/100 Dollars ($1,500,000.00).

CONNIE CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 9, 2022

Affiant

Subscribed and sworn to before me, this the 12th day of December, 2019.

Notary Public
My Comm. Expires:

Karen Johnson Davidson County
Batch# 328832 DEEDWARRSP
12/12/2019 03:19:26 PM 4 pgs
Fees: $23.00 Taxes: $5,550.00
20191212-0128419

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged RANDALL J. WACHTLER, Co-Trustee of the Wachtler Family Revocable Living Trust Agreement dated November 8, 2019, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto DAVID B. INGRAM, an individual, hereinafter called "GRANTEE", his heirs and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to wit:

TRACT I (1100 16th Avenue South, Nashville, Tennessee; Map 104-04, Parcel 176)

A certain tract or parcel of land situated and lying in the State of Tennessee, County of Davidson, and City of Nashville, and more particularly described as follows:

Being the northerly fifty-four (54) feet of Lot No. 1 in the subdivision of Lots Nos. 85, 86, and 87 of the subdivision of Lot No. 9 in the original Plan of Boyd's

Ament Tract, as of record in Book 182, Page 464, in the Register's Office for said County. Said northerly part of said Lot No. 1 fronts fifty-four (54) feet on the easterly line of Belmont Avenue, now Sixteenth Avenue, South and runs back eastwardly, between parallel lines and with the southerly margin of Hancock Street, one hundred and fifty-one and one-half (151 ½) feet to an alley.

Being the same property conveyed to Randall J. Wachtler and Davonna Berrett Wachtler, Trustees, Wachtler Family Revocable Living Trust Agreement dated November 8, 2019, by deed from Randall J. Wachtler of record as Instrument No. 20191112-0116472, said Register's Office.

TRACT II (1102 16th Avenue South, Nashville, Tennessee; Map 104-04, Parcel 177)

LAND in Davidson County, Tennessee, Being the South two (2) feet of Lot no. 1, all of Lot No. 2, and the North two (2) feet of Lot No. 3 on the Map of Walsh and Wrenne Subdivision of certain lots of the Boyd Ament Tract, of record in Book 182, Page 464, Register's Office for said County.

Said lot and said parts of said lots adjoin and front together sixty (60) feet on the easterly side of 16th Avenue South, and run back between parallel lines 151 ½ feet to an alley.

Being the same property conveyed to Randall J. Wachtler and Davonna Berrett Wachtler, Trustees, Wachtler Family Revocable Living Trust Agreement dated November 8, 2019, by deed from Randall J. Wachtler of record as Instrument No. 20191112-0116471, said Register's Office.

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth below.

1. General or special taxes and assessments for the year 2020 and subsequent years.

2. All matters shown on the plat of survey by Steven E. Artz, Tenn. RLS No. 1708, with Steven E. Artz and Associates, Inc., dated February 14, 2018, last revised September 6, 2019, and designated as Project No. 180044. (Tracts I and II)

This is improved property located at 1100 and 1102 16th Avenue South, Nashville, Tennessee 37212.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTOR further covenants and binds himself, his successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, his heirs and assigns, against the lawful claims of all persons claiming by, through and under GRANTOR (other than claims arising out of the

matters set forth above), but not further or otherwise. 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.

[*signature page follows*]

WITNESS my hand this 11 day of December, 2019

RANDALL J. WACHTLER, Co-Trustee of the
Wachtler Family Revocable Living Trust
Agreement dated November 8, 2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared the within named Randall J. Wachtler, Co-Trustee of the Wachtler Family Revocable Living Trust Agreement dated November 8, 2019, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 5th day of December, 2019.

NOTARY PUBLIC

My Commission Expires: 5-8-2022

LINDA J. BOGGESS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2022