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. 35218-12-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $8,000,000.00. Affiant Subscribed and sworn to before me this 30th day of April, 2020. Notary Public My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

WARRANTY DEED

Address New Owner: Brian Fox, Megan Fox 610 Belle Meade Boulevard Nashville, TN 37215	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 130 02 0 141 00 & 130 02 0 137 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, **Ellen H. Martin, Trustee of the Ellen H. Martin Revocable Trust, u/a dated September 27, 2004, as amended and restated August 7, 2012** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian Fox and Megan Fox, 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 610 Belle Meade Boulevard, 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# 395652 DEEDWARR
05/05/2020 10:25:03 AM 4 pgs
Fees: $23.00 Taxes: $29,600.00
20200505-0046649

IN WITNESS WHEREOF, Grantor has executed this instrument on the 30th day of April, 2020.

Ellen H. Martin, Trustee

Ellen H. Martin, Trustee of the Ellen H. Martin
Revocable Trust, u/a dated September 27, 2004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ellen H. Martin, Trustee of the Ellen H. Martin Revocable Trust, u/a dated September 27, 2004, 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 for the purposes therein contained.

Witness my hand, at office, this 30th day of April, 2020.

Susan M. Carroll

Notary Public

My Commission Expires: 10·2·2023

SUSAN M. CARROLL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023

EXHIBIT "A"

TRACT I:

Being land in Davidson County, Tennessee, being a portion of the Fred Harvey property on Belle Meade Boulevard, being a portion of Lots 44-A and 45 on Belle Meade Plan No. 2, Book 421, page 51 Register's Office for Davidson County, Tennessee, in the Seventh Civil District, Davidson County, City of Belle Meade, Tennessee, more particularly described as follows:

Beginning at a concrete monument in the southerly margin of Gerald Place, which has a Right-of-Way of 50 feet, said monument being 667.7 feet West of a concrete monument and the East end of the southerly 25 feet radius turnout of Jackson Boulevard and Gerald Place, and running as follows: In a southeasterly direction around a 25 foot radius curve to the right, a distance of 39.3 feet to a concrete monument; thence South 23 degrees 30' East a distance of 190.0 feet to a concrete monument; thence around a 50 feet radius curve to the left a distance of 63.3 feet to a concrete monument; thence South 6 degrees 04' East a distance of 324.3 feet to an iron pin in concrete, a point in the southerly margin of the original Harvey tract; thence; North 85 degrees 09' West a distance of 576 feet, more or less, to the easterly margin of Belle Meade Boulevard, said Boulevard having a Right-of-Way of 100 feet; thence with the easterly margin of said Belle Meade Boulevard in a northerly direction, a distance of 332 feet, more or less, to the southerly margin of said Gerald Place; thence with the southerly margin of said Gerald Place, North 66 degrees 30' East a distance of 435.5 feet, more or less, to a concrete monument in the point of beginning, said tract containing 5.31 acres, more or less. This tract contains the original Harvey Homeplace.

The foregoing property is described on the Property Line Survey by Barge Waggoner Sumner & Cannon dated June 29, 1993 (File No. 4925-47) as follows:

Being a parcel in the city of Belle Meade , Second Civil District, Thirty-fourth Councilmanic District, Davidson County Tennessee, located in the southeasterly quadrant of the intersection of Belle Meade Boulevard and Gerald Place, being a part of Lot No. 44-A and 45 on the plan of Belle Meade Plan No. 2 as of record in Book 421, page 51, R.O.D.C and being more particularly described as follows:

Beginning at the point of intersection of the easterly right-of-way line of Belle Meade Boulevard and the southerly right-of-way line of Gerald Place;

Thence, with said southerly right of way line N 68 degrees 24' 21" E, 432.66 feet to a concrete monument;

Thence, leaving said line with westerly line of property conveyed to Kermit C. Stangel by deed of record in Book 4145, page 309, R.O.D.C. the following calls:

with a curve to the right of 38.31 feet to a concrete monument, said curve having a central angle of 87 degrees 51' 42", a radius of 25.00 feet, a tangent 24.08 feet and a chord of S 67 degrees 41' 00" E, 34.68 feet.

S 23 degrees 46' 21" E, 190.04 feet to a concrete monument;

with a curve to the left 63.12 feet to a concrete monument, said curve having a central angle of 72 degrees 20' 00", a radius of 50.00 feet, a tangent of 35.55 feet and a chord of S 59 degrees 51' 21" E, 59.01 feet;

S 06 degrees 04' 00" E 324.35 feet to an iron pin in the northerly line of Lot No. 11 as shown on the plan of subdivision of part of Lot No. 10, 44-B and 45 of Belle Meade No. 2 as of record in Book 421, page 98, R.O.D.C.;

Thence, with the northerly line of Lot No. 9, 10 and 11 as shown on said plan N 85 degrees 09' 00" W, 576.52 feet to an iron pin in the easterly right-of-way line of Belle Meade Boulevard;

Thence, with said line N 03 degrees 46' 19" W, 332.00 feet to the point of beginning.

Containing 239,479 square feet or 5.50 acres more or less.

Being the same property conveyed to Charles N. Martin, Jr. and wife, Ellen H. Martin by deed dated October 1, 1993 from Mary Criswell Freeman of record in Book 9100, page 656, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated September 30, 2004 of record in Instrument No. 20041006-0120456, Register's Office for Davidson County, Tennessee, Charles N. Martin, Jr. and wife, Ellen H. Martin conveyed subject property to Ellen H. Martin, Trustee of the Ellen H. Martin Revocable Trust, established September 27, 2004.

TRACT II:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of a Subdivision of the South Part of Lot No. 40 in the First Belle Meade Subdivision, as of record in Book 843, page 27, Register's Office for said County, described as follows:

Beginning at the northeast corner of Belle Meade Boulevard and Gerald Avenue; thence with the easterly margin of Belle Meade Boulevard, northwardly 136 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two lots, eastwardly 193 feet 6 inches to the westerly line of Lot No. 4; thence with same, southwardly 119 feet to the northely margin of Gerald Avenue; thence with said Avenue, westwardly 203 feet to the beginning.

Being the same property conveyed to Charles N. Martin, Jr. by deed dated May 23, 1994 from Fred Harvey, Jr., a single person, of record in Book 9353, page 876, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated September 30, 2004 of record in Instrument No. 20041006-0120457, Charles N. Martin, Jr. conveyed subject property to Ellen H. Martin, Trustee of the Ellen H. Martin Revocable Trust, established September 27, 2004.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 130 02 0 141 00. (TRACT I)
2. State and County taxes for the year 2020, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 130 02 0 307. (TRACT II)
3. Belle Meade City taxes for the year 2020, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No.: 130 02 0 141 00. (TRACT I)
4. Belle Meade City taxes for the year 2020, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No.: 130 02 0 307 00. (TRACT II)
5. All matters appearing on the Plan of record as Book 421, page 51, Register's Office for Davidson County, Tennessee. (TRACT I)
6. All matters appearing on the Plan of record as Book 843, page 27, Register's Office for Davidson County, Tennessee. (TRACT II)
7. Easement for sanitary sewer granted to the City of Belle Meade of record in Book 5787, page 241, Register's Office for Davidson County, Tennessee. (TRACT II)
8. Restrictions contained in a Decree in Minute Book 31, page 108, Chancery Court for Davidson County, Tennessee. (TRACT II)