THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 THE 5th DAY OF May, 2020

Notary Public

MY COMMISSION EXPIRES: 9-6-22

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 402245 DEEDWARR
05/18/2020 01:08:10 PM 2 pgs
Fees: $13.00 Taxes: $29,600.00

20200518-0051296

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Crout, Trustee of the Flemish Cap Revocable Trust	Renee Allen	MAP
1002 Tyne Blvd.	P.O. Box 40125	PARCEL 145-040-017.00
Nashville, TN 37220	Nashville TN 37204	
(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, **Jason Wayne Owen, Trustee of Jason Wayne Owen Revocable Trust, under Revocable Trust Agreement dated October 10, 2008**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert E. Crout, Trustee of the Flemish Cap Revocable Trust, dated April 21, 2020**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain parcel of real property located at 1002 Tyne Boulevard in the 33rd Council District of Nashville. Davidson County, Tennessee. also known as Lot 6 on the unrecorded plat of the First Addition to Lealand Manor, a part of Overton Lea Estates, and being further described according to a survey by Walter Davidson. Tennessee Land Surveyor No. 1467. Walter Davidson and Associates. dated November 20. 1996, and last revised October 6. 1997, as follows:

Beginning on an iron rod in the Northern margin of Tyne Boulevard, said iron rod also being the Western end of the return radius with the Western margin of Lealand Lane; thence with said margin of Tyne Boulevard around a curve to the left through a central angle of 01 degrees 58 minutes 32 seconds an arc distance of 258.81 feet, a chord bearing of North 82 degrees 22 minutes 24 seconds West, a distance of 258.80 feet to an iron rod at the common line with the property belonging to James Cary Stroud as of record in Book 8422. Page 964, Register's Office for Davidson County. Tennessee; thence with said common line North 02 degrees 29 minutes 00 seconds East, a distance of 450.60 feet to an Iron rod in the common line with Mr. and Mrs. John A Hageman as of record in Book 3947, Page 424, Registers Office for Davidson County. Tennessee; South 01 degrees 25 minutes 39 seconds West, a distance of 427.53 feet to an iron rod; thence around a curve to the right through a central angle of 96 degrees 32 minutes 05 seconds an arc distance of 33.70 feet, a chord bearing of South 49 degrees 36 minutes 08 seconds West, a distance of 29.85 feet to a point to the point of BEGINNING, containing 123.796.8114 square feet, or 2.8420 acres, more or less.

Being the same property conveyed to Jason Wayne Owen, Trustee of Jason Wayne Owen Revocable Trust, under Revocable Trust Agreement dated October 10, 2008 by Warranty deed from Garry Tallent and wife, Tammy Tallent of record in Instrument No. 20160400031780 Register's Office for Davidson County, Tennessee, dated March 30, 2016 and recorded on April 04, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **1002 Tyne Blvd., Nashville, TN 37220.**

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 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 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 my hand(-) this the 5th day of May, 2020.

Jason Wayne Owen, Trustee of Jason Wayne Owen Revocable Trust under Revocable Trust Agreement dated October 10, 2008

BY: _____
Jason Wayne Owen, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jason Wayne Owen** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Trustee** of the **Jason Wayne Owen Revocable Trust under Revocable Trust Agreement dated October 10, 2008** the within named bargainors, and Trust, and that they as such Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Jason Wayne Owen** as such **Trustee**.

Witness my hand and seal this the 5 day of May, 2020.

My Commission expires Jan 8. 2024

_____
Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE