This Instrument Prepared By and Return to:	Name and Address of Property Owner:	Property Address:
Stewart G. Austin, Jr. GLANKLER BROWN, PLLC 6000 Poplar Ave., Suite 400 Memphis, Tennessee 38119-3978	Stacy Greethum Bell, Trustee of the Stacy Greethum Bell Trust 1113 Murfreesboro Road Box 177 Franklin, TN 37084	176 Lafayette Street Nashville, Tennessee 37210 **Tax Parcel ID #:** 10504022000
	Mail Tax Bills to: Stacy Greethum Bell, Trustee of the Stacy Greethum Bell Trust 1113 Murfreesboro Road Box 177 Franklin, TN 37084	Karen Johnson Davidson County Batch# 436502 DEEDWARR 07/13/2020 10:58:40 AM 6 pgs Fees: $33.00 Taxes: $2,453.26 20200713-0076182

WARRANTY DEED

THIS INDENTURE, made and entered into effective the 30 day of June, 2020, by and between **MARTIN A. GRUSIN AS TRUSTEE OF THE SHINING STAR TRUST** dated as of September 1, 2009 (the "Grantor"), and **STACY GREETHUM BELL AS TRUSTEE OF THE STACY GREETHUM BELL TRUST** dated as of March 4, 2020 (the "Grantee").

W I T N E S S E T H:

THAT for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee, the following described real estate located in Davidson County, Tennessee (the "Property"):

See **EXHIBIT "A"** attached hereto and made a part hereof.

Being part of the same property vested in the Grantor by Warranty Deed of record at Instrument Number 20100916-0073889 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor does hereby covenant with Grantee that Grantor is lawfully seized in fee of the Property, that Grantor has a good right to sell and convey the Property and that the Property is unencumbered except for matters noted on **Exhibit "B"** attached hereto and incorporated herein by reference; and

Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

[*Signature Page Immediately Follows*]

IN WITNESS WHEREOF, Grantor has caused this deed to be signed as of the day and year first above written.

MARTIN A GRUSIN,
TRUSTEE OF THE SHINING STAR TRUST DATED AS OF SEPTEMBER 1, 2009

Martin A. Grusin

STATE OF FLORIDA
COUNTY OF Sarasota

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Martin A. Grusin** with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the trustee of the **Shining Star Trust** dated as of September 1, 2009, the within named bargainor, and that he as such trustee, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by himself as trustee.

Subscribed and sworn to before me this 29 day of June, 2020.

NOTARY PUBLIC

My Commission Expires: 04/23/24

MEGAN CLEARY
MY COMMISSION # GG980857
EXPIRES: April 23, 2024

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I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $663,043.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 29 day of June, 2020.

NOTARY PUBLIC

MEGAN CLEARY
MY COMMISSION # GG980857
EXPIRES: April 23, 2024

My Commission Expires: 04/23/24

EXHIBIT "A"

A parcel of land located in the Davidson County, Tennessee, being more particularly described as follows:

Being a parcel of land located in Nashville, Urban Services District, Seventeenth Councilmanic District, Davidson County, Tennessee, located along the northerly right-of-way of Lafayette Street between Fairfield Avenue and Donelson Street and being more particularly described as follows:

BEGINNING at an existing iron pin on the northerly right-of-way of Lafayette Street at the center of Browns Creek;

THENCE, with said northerly right-of-way of Lafayette Street N 73° 22' 00" W, 249.24 feet;

THENCE, with a curve to the right 60.52 feet to the easterly right-of-way Fairfield Avenue, said curve having a central angle of 82° 33' 50", a radius of 42.00 feet, a tangent of 36.87 feet and a chord bearing of N 32° 05' 05" W, 55.42 feet;

THENCE, with said easterly right-of-way of Fairfield Avenue N 09° 11' 50" E, 315.19 feet to an existing PK in the southerly boundary of property conveyed to West Investors, LLC of record in Instrument No. 200509020105389, R.O.D.C.;

THENCE, leaving said easterly right of way with the southerly line of West Investors, LLC, S 89° 55' 00" E, 556.26 feet to an existing iron pin in the westerly right-of-way of Donelson Street (unimproved);

THENCE, with said westerly right-of-way of Donelson Street (unimproved) S 00° 11' 00" E, 334.82 feet;

THENCE, S 05° 53' 00" W, 70.37 feet to a point on the northeast corner of property conveyed to Javad Ramezanifar, of record in Instrument No. 200810080102133, R.O.D.C.;

THENCE, with said northerly line of Ramezanifar N 44° 57' 34" W, 69.94 feet to a point in Browns Creek;

THENCE, with the meanders of Browns Creek the following calls:

N 70° 17' 00" W, 46.63 feet;
N 72° 14' 32" W, 100.36 feet;
N 79° 56' 00" W, 56.23 feet;
S 60° 34' 00" W, 35.00 feet;
S 31° 26' 00" W, 90.00 feet;
S 16° 38' 00" W, 37.00 feet to the point of beginning.

Containing 211,217 square feet or 4.85 acres more or less.

Exhibit "B"

Permitted Exceptions

1) 2020 Davidson County Real Property taxes, not yet due and payable, which Grantee agrees to pay.

2) Subdivision Restrictions, Building Lines and Easements of record in Plat Book 57, Page 43; and Plat Book 421, Page 48, in the Register's Office of Davidson County, Tennessee.

3) Notice of Land Use Restrictions of record as Instrument No. 20100817-0065064 in the Register's Office of Davidson County, Tennessee.

4) Sewer Easement(s) of record in Book 3398, Page 405; Book 4227, Page 753; and Book 10817, Page 760 in the Register's Office of Davidson County, Tennessee.