THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 35736-08-2020	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $3,800,000.00. Affiant Subscribed and sworn to before me this 15th day of October, 2020. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Kemper Ohlmeyer, Lisa Ohlmeyer 4405 Warner Place Nashville, TN 37205	Send Tax Bills To: NEW OWNER	Tax Information: Map and Parcel No.: 13010001300

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, Stuart T. Brunson and Eliza S. Brunson, husband and wife, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Kemper Ohlmeyer and Lisa Ohlmeyer, husband and wife, ("Grantees"), their successors, 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 4405 Warner Place, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their successors, heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their 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# 501495 DEEDWARR
10/26/2020 10:48:08 AM 3 pgs
Fees: $18.00 Taxes: $14,060.00
20201026-0123687

, IN WITNESS WHEREOF, Grantors have executed this instrument on the 15th day of October, 2020.

Stuart T. Brunson

Eliza S. Brunson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stuart T. Brunson and Eliza S. Brunson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of October, 2020.

Notary Public

My Commission Expires: 3/6/24

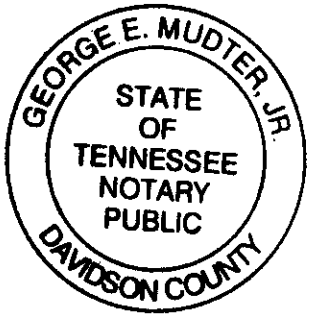


EXHIBIT "A"

Tract 1:

Land in davidson County, Tennessee, being the easterly 92 feet front of Lot No. 31 on the Plan of the Subdivision of Block "C" Belle Meade Plan No. 2, and part of a 10 foot strip marked "Reserved" as shown by said Plan and lying along the easterly side of Lot No. 31, said Plan being of record in Book 421, page 58, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning on the southerly margin of Warner Place 100 feet eastwardly from the corner of Lots Nos. 28 and 31 in said plan; thence southwardly and parallel with the line between two lots, 345 feet, more or less, to the north line of Lot No. 32 on said plan; thence with the line between Lot Nos. 31 and 32 eastwardly and corssing 10 feet strip 227 1/2 feet more or less, to the east side thereof; thence with the east side of said strip northwardly 367 feet to the southerly margin of Warner Place if extended across said strip; thence with the southerly margin of Warner Place westwardly 102 feet, more or less, to the beginning.

Tract 2:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the City of Belle Meade, Davidson County, Tennessee, being the easterly part of the westerly 100 feet of Lot No. 31 on the Plan of Subdivision of Block C Belle Meade Plan No. 2 as of record in Plat Book 421, Page 58, Register's Office for Davidson County, Tennessee, and being further described by W.R. Seigenthaler, Tennessee Registered Land Surveyor No. 177 as follows:

Beginning at an iron pin in the southerly margin of Warner Place and said iron pin being located 100.0 feet east, as measured along the southerly margin of Warner Place, from the common front corner of Lot 31 and Lot 28 on the said Plan of Block C Belle Meade Plan No. 2, and said iron pin and beginning point is located in the center of Belle Meade Creek; thence with the easterly property line of the property conveyed to William W. Arnold and wife, Joan D. Arnold by deed of record in Book 7770, Page 241, Register's Office of Davidson County, Tennessee, South 33 deg. 19 min. 00 sec. West 345.0 feet to an iron pin being the south corner of said Arnold's property and being located 100.0 feet east of the common rear corner of said Lot 31 and Lot 28; thence with Arnold's rear line N 56 deg. 50 min. 30 sec W 60.06 feet to a point in the center of Belle Meade Creek; thence with the creek N 51 deg. 11 min. 40 sec. E 130.47 feet to a point; thence N 37 deg. 06 min. 10 sec. E 136.30 feet to a point; thence N 27 deg. 43 m in. 00 sec. E 51.24 feet to a point; thence N 58 deg. 31 min. 00 sec. E 37.58 feet to the point of beginning, and containing 8,034 square feet or 0.184 acre.

Being the same property conveyed to Stuart T. Brunson and Eliza S. Brunson, husband and wife, by deed dated July 1, 2013 from George S. Allen and wife, Shannon H. Allen of record in Instrument No. 20130712-0072404, Register's Office for Davidson County,Tennessee.

This conveyance is made subject to:

1. All matters appearing on the Plan of record as Book 421, page 58, Register's Office for Davidson County, Tennessee.