#36166

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 36166-03-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $3,500,000.00. Affiant Subscribed and sworn to before me this 6th day of July 2021. Notary Public My Commission Expires: 3/6/24

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

WARRANTY DEED

Address New Owner: 4444 Tyne, LLC 4444 Tyne Boulevard Nashville, TN 37215	**Send Tax Bills To:** New Owner 4444 Tyne Boulevard Nashville, TN 37215	**Tax Information:** Map and Parcel No.: 130100035000

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, **David M. Glassford, Jr. and wife, Elizabeth Corley Glassford**("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **4444 Tyne, LLC, a Tennessee limited liability company** ("Grantee"), its 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 4444 Tyne Boulevard, Nashville, TN 37215.

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

And Grantors covenant that they are 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. Grantors further covenant and bind themself, their 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# 677786 DEEDWARR
07/15/2021 03:36:30 PM 5 pgs
Fees: $28.00 Taxes: $12,950.00
20210715-0095530

IN WITNESS WHEREOF, Grantor has executed this instrument on the 6th day of July, 2021.

David M. Glassford, Jr.

Elizabeth Corley Glassford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David M. Glassford, Jr. and Elizabeth Corley Glassford, 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 6th day of July, 2021.

Notary Public

My Commission Expires: 3/6/24

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

EXHIBIT "A"

Tract I:

Land in Davidson County, Tennessee, in the City of Belle Meade, being Lot 1 of Block No. 2, Lot No's 16 and 17 of Block No. 5 and that portion of Manor Drive as closed by the City of Belle Meade Ordinance No. 83 6, a certified copy being of record in Book 6356, page 287 in the Register's Office of Davidson County, Tennessee, on the Plan of The Manors of Belle Meade of record in Plat Book 547, page 152, said Register's Office, and described according to a survey by Barry Greer & Associates, dated July 28, 1984, as revised August 15, 1984, as follows:

Beginning at an iron pin at the Northeasterly intersection of Belle Meade Boulevard and Tyne Boulevard, said iron pin being the Southwest corner of Lot 1 of Block 2; thence with the Southeasterly margin of Belle Meade Boulevard N 38 deg. 25' 34" E 165.64 feet to an iron pin at the Southwesterly intersection of Belle Meade Boulevard and Surrey Lane (unimproved); thence with the margin of Surrey Lane S 70 deg. 04' 05" E 77.53 feet to an iron pin at the beginning of a curve to the left having a radius of 312.88 feet; thence around said curve Easterly 191.13 feet to an iron pin at the beginning of a curve to the right having a radius of 1612.02 feet; thence around said curve Easterly 159.43 feet to an iron pin; thence continuing with said Surrey Lane N 80 deg. 48' 04" E 240.41 feet to an iron pin; said iron pin being the common front corner of Lots 17 & 18 of Block 5; thence with the line between said lots, S 17 deg. 09' 33" E 69.00 feet to an iron pin at the common corner of Lots 15, 17 & 18; thence with the line between Lots 15 & 17, S 37 deg. 59' 28" W 133.50 feet to an iron pin located in the center line of Manor Drive (as closed); thence with the center line of the same along a curve to the left, having a radius of 125.00 feet, Westerly and Southwesterly 196.35 feet to an iron pin; thence continuing with said center line S 37 deg. 59' 28" W 300.00 feet to an iron pin in the Northeasterly margin of Tyne Boulevard; thence with the margin of the same N 52 deg. 00' 32" W 425.00 feet to the point of beginning.

Being the same property conveyed to David M. Glassford, Jr. and wife, Nancy A. Glassford by deed dated September 21, 1984 from Thomas M. Hudson and wife, Ellen W. Hudson of record in Book 6394, page 424, Register's Office for Davidson County, Tennessee. Nancy A. Glassford having since died on October 31, 2004 leaving David M. Glassford, Jr. as surviving tenant by the entirety. By Quitclaim Deed dated December 9, 2016 of record in Instrument No. 20161215-0131444, Register's Office for Davidson County, Tennessee, David M. Glassford, Jr., married, conveyed subject property to David M. Glassford, Jr. and Elizabeth Corley Glassford, husband and wife.

Tract II:

Land in Davidson County, Tennessee, in the City of Belle Meade, being the westerly margin of Lot 2 and Lot 30 in Block 2 on the Plan of the Manors of Belle Meade of record in Plat Book 547, page 152 in the Register's Office for Davidson County, Tennessee. Additionally, the parcel is a portion of Manor Drive as closed by the City of Belle Meade Ordinance No. 83-6, a certified copy being of record in Book 6356, page 287 in the Register's Office for Davidson County, Tennessee, and described according to a survey by Barry Greer & Associates, dated July 28, 1984, as revised August 15, 1984. Said Parcel is described as follows:

Beginning at an iron pin found on the Northerly right-of-way of Tyne Boulevard, this point also being the Southeastern most corner of Lot 1 of Block 2, of the Plan of the Manors of Belle Meade of record in Plat Book 547, page 152, R.O.D.C.;

Thence with said right of way S 52 deg. 24' 22" E 8.00' to an iron pin set;

Thence leaving said right of way N 37 deg. 35' 38" 343.81' to an iron pin set;

Thence with a curve to the left having an arc length of 44.34', a radius of 125.39': and a chord bearing and distance of S 47 deg. 53' 03" W 44.11' to an iron pin found;

Thence S 37 deg. 35' 38" W 300.41' to the point of beginning.

Containing an area of 2595.02 square feet or 0.06 acres more or less..

Being the same property conveyed to David Glassford and Elizabeth Corley Glassford, husband and wife, by Quitclaim Deed dated October 3, 2017 from Robert L. Echols and wife, Marcia Echols of record in Instrument No. 20171012-0104582, Register's Office for Davidson County, Tennessee.

TOGETHER WITH a permanent easement for maintaining a fence, irrigation or utilities crossing said abandoned road contained in instrument of record in Instrument No. 20171012-0104582, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2021 City/County Taxes a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 547, page 152, Register's Office for Davidson County, Tennessee.
3. Easements retained by the City of Belle Meade pursuant to Ordinance No. 83-6 recorded in Book 6356, page 287, Register's Office for Davidson County, Tennessee.
4. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4305, page 838, and Book 5215, page 31, Register's Office for Davidson County, Tennessee.
5. Permanent easement for maintaining a fence, irrigation or utilities crossing an abandoned road contained in Deed of record in Instrument No. 20171012-0104582, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on July 14, 2021.

George E. Mudter, Jr.

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L Thomas
Notary Public

My commission expires October 2, 2023

