THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37457-11-2022	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $7,925,000.00. Affiant Subscribed and sworn to before me this 17th day of March, 2023. Notary Public My Commission Expires:

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John and Renee Hawkins 1216 Canterbury Drive Nashville, TN 37205	John and Renee Hawkins 1216 Canterbury Drive Nashville, TN 37205	Map and Parcel No.: 13013001400

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, William Harrison Frist, Jr. and Ashley Frist, husband and wife, (collectively "Grantor"), has this day bargained and sold, and does hereby transfer and convey to John Hawkins and Renee Hawkins, husband and wife (collectively "Grantee"), its 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 1216 Canterbury Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its 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 heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its 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# 982329 **DEEDWARR**
03/20/2023 10:42:55 AM 3 pgs
Fees: $18.00 Taxes: $29,322.50

20230320-0019888

IN WITNESS WHEREOF, Grantor has executed this instrument on the 17th day of March, 2023.

William Harrison Frist, Jr.

Ashley Frist

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Harrison Frist, Jr. and Ashley Frist, 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 17th day of March, 2023.

Notary Public

My Commission Expires:

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

EXHIBIT "A"

Land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 10 of Block 2 on the Plan of Highlands of Belle Meade, as of record in Book 547, page 180, Register's Office for said County.

Said Lot No. 10 fronts 166 feet on the easterly side of Canterbury Drive and runs back 225-1/2 feet on the northerly line and 235 feet 5 inches on the southerly line to a dead line and measures 150 feet thereon.

Being the same property conveyed to William Harrison Frist, Jr. and Ashley Frist, husband and wife, by deed dated February 12, 2016 from Daniel Gluck and wife, Amanda Gluck, of record in Instrument No. 20160216-0013935, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2023, a lien, but not yet due and payable which have prorated and assumed by Grantee. Map and Parcel No. 13013001400.
2. Belle Meade City taxes for the year 2023, a lien, but not yet due and payable which have prorated and assumed by Grantee. Map and Parcel No.: 13013001400.
3. All matters appearing on the Plan of record as Plat Book 547, page 180, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.