BILL GARRETT, Davidson County
Trans:T20120016050 DEEDWARR
Recvd: 03/05/12 13:24 2 pgs
Fees:13.00 Taxes:7770.00
20120305-0019100

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
3817 Bedford Avenue
Suite 140
Nashville, Tennessee 37215

CRT File No. 12010163

WILLIAM T. CHAPMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $2,100,000.00.

Julie M Boos
Affiant

Subscribed and sworn to before me, this 2nd day of March, 2012.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires September 9, 2014

WARRANTY DEED

Address New Owner:	Send Tax Bills	Tax Information:
Julie Boos, Trustee P.O. Box 34002 Nashville TN 37203	New Owner	Tax Parcel ID No. 116-7-47.00

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, **J. Wills Oglesby and wife, Barbara R. Oglesby,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Julie Boos, as trustee of the Cashwood Land Trust u/t/a dated January 31, 2012,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Millrace, as of record in Plat Book 9700, Pages 492 and 501, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to J. Wills Oglesby and wife, Barbara R. Oglesby by Warranty Deed from J. Hunter Atkins, married, recorded on the 16th day of September, 2002 in Instrument No. 20020916-0112933, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

City of Belle Meade taxes for the year 2012 and thereafter, for tax parcel identification number 116-7-47.00, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MILLRACE, as recorded in Plat Book 9700, Page(s) 492 and 501, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

Covenants, Conditions and Restrictions as set forth in Declaration of Protective Covenants, Conditions and Restrictions recorded in Book 10656, Page 220.

Channel easement for excavation work related to Sugartree Creek, of record in Book 5802, Page 862, as re-recorded in Book 5911, Page 757, Book 5802, Page

874, as re-recorded in Book 5911, Page 769, and Book 5802, Page 890, as re-recorded in Book 5911, Page 785, said Register's Office.

Sanitary sewer and/or storm drainage easement, and any temporary construction easements of record in Book 6975, Page 34, said Register's Office.

Charter recorded in Book 10674, Page 272.

This is improved property located at 4512 Millrace Lane Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of March, 2012.

J. Wills Oglesby

Barbara R. Oglesby

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, J. Wills Oglesby and Barbara R. Oglesby, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of March, 2012.

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014