BILL GARRETT, Davidson County
Trans:T20140018010 DEEDWARR
Recvd: 03/18/14 09:58 3 pgs
Fees:18.00 Taxes:6128.13
20140318-0022190

THIS INSTRUMENT PREPARED BY: GEORGE V. CRAWFORD, JR. **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $1,656,250.00. Affiant Subscribed and sworn to before me, this 17th day of March, 2014. Notary Public My Commission Expires: 4-24-17

IVA J. BINKLEY NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY TENN.

Address New Owner As Follows: William T. Chapman, IV, Trustee 426 Lynnwood Blvd. Nashville, TN 37205	Send Tax Bills To: Same	Map-Parcel Number: 116 15 0 094.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **R. RILEY SWEAT AND WIFE, WENDE W. SWEAT**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **William T. Chapman, IV, Trustee pursuant to The 426 Lynnwood Trust dated 2/28/14, its successors and assigns**, with full power to grant, bargain, mortgage, and convey, sell, transfer, lease or otherwise encumber without the joinder or consent of any beneficiary, or other party, all of the right, title, interest in and to the property described below, hereinafter called the Grantee, his successors and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Tract No. I:

Land in Davidson County, Tennessee, being part of Lot No. 103 on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, Register's Office for said County, and being Lot No. 103 on the Revised Plan of Royal Oaks Subdivision made in 1936, by W. B. Southgate, Surveyor, not of record, described as follows:

Beginning at a point on the easterly margin of Lynnwood Boulevard at the northwest corner of the property conveyed to J. R. Buchanan and wife, by deed from Perry M. Chaffin, Jr., of record in Book 1643, page 615, said Register's Office; thence with said Buchanan's northern boundary line, eastwardly 380 feet; thence northwardly 135 feet to the southerly margin of a 30 foot unnamed street; thence with the same, westwardly 380

feet to the easterly margin of said Boulevard; thence with same, southwardly 135 feet to the beginning.

Tract No. II:

Land in Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly boundary of Lynnwood Boulevard at the dividing line between Lots 102 and 103 Royal Oaks Land Company's Subdivision according to a survey made by W. B. Southgate, Surveyor; thence with said dividing line, South 85 deg. eastwardly 380 feet, more or less, to the easterly boundary of said lot; thence parallel with said Lynnwood Boulevard, southerly 15 feet to the northeast corner of the property conveyed to Bennett, and wife, by deed from Joseph Phillips Woodruff, and wife of record in Book 3286, page 117, Register's Office for Davidson County, Tennessee; thence with the northerly boundary of Bennett west 380 feet, more or less, to the easterly margin of Lynnwood Boulevard; thence with said margin, northerly 15 feet to the point of beginning.

Included in the above described property, but specifically excluded herefrom, is the following tract of land conveyed to Edward C. Scruggs, III and Virginia Maurice Scruggs by deed of record in Book 9648, page 678, Register's Office for Davidson County, described as follows:

Beginning at a point in the easterly boundary of Lynnwood Boulevard at the dividing line between Lots 102 and 103, Royal Oaks Land Company's Subdivision according to a survey made by W. B. Southgate, Surveyor; thence with said dividing line South 85 deg. eastwardly 380 feet, more or less, to the easterly boundary of said lot; thence parallel with said Lynnwood Boulevard southerly 5 feet thence north 85 deg. westwardly 380 feet, more or less, to the easterly margin of Lynnnwood Boulevard; thence with said margin, northerly 5 feet to the point of beginning.

Being the same property conveyed to R. Riley Sweat and wife, Wende W. Sweat by quitclaim deed from Norman Warren, Trustee, dated August 2, 1996, recorded on December 17, 1996, of record in Book 10292, page 800, Register's Office for Davidson County, Tennessee.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2014 taxes, a lien not yet due and payable, which have been prorated and assumed by Grantee(s). By acceptance of delivery of this instrument, Grantee(s) assume(s) and agree(s) to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor(s) from liability and loss therefrom.

2. All matters as shown on the Plan of Royal Oaks Land Company's Subdivision of the Baker Tract, as of record in Book 421, pages 102 and 103, in the Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants as set forth in instrument recorded in Book 1217, page 504, Register's Office for said County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drains as conveyed to the Metropolitan Government of Nashville and Davidson County of record in Book 4298, page 434, in the Register's Office for Davidson County, Tennessee.

5. Terms and conditions of the easement for sewer and water main project as granted to the City of Belle Meade in Book 7426, page 739, in the Register's Office for Davidson County, Tennessee.

This is improved property known as: **426 Lynnwood Blvd., Nashville, TN 37205.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his successors and assigns, forever; and Grantors covenant with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 17th day of March, 2014.

R. Riley Sweat

Wende W. Sweat

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **R. RILEY SWEAT**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of March, 2014

(Seal)

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WENDE W. SWEAT**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of March, 2014

(Seal)

Notary Public

My Commission Expires: _____

GEORGE V. CRAWFORD, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015