BILL GARRETT, Davidson County
Trans:T20140054819 DEEDWARR
Recvd: 07/29/14 14:18 2 pgs
Fees:13.00 Taxes:11100.00
20140729-0067418

THIS INSTRUMENT PREPARED BY: **WESLEY D. TURNER** **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 $3,000,000.00. Kristi A. Turner Ray Affiant Subscribed and sworn to before me, this 29th day of July, 2014. Notary Public My Commission Expires: 4-24-17

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

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Pat Walton Denton, Jr. Alice Williamson Denton 533 Jackson Boulevard Nashville, TN 37205	Same	130 020 145.00

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, **JEFFREY MOBLEY, TRUSTEE OF THE CSP TRUST DATED NOVEMBER 12, 2008**, with power to grant, bargain, mortgage, and convey without the joinder of any beneficiary, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **PAT WALTON DENTON, JR. AND WIFE, ALICE WILLIAMSON DENTON**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee. being Lot No. 4 on the plan of Windsor Acres, of record in Book 3300, page 60, Register's Office for said County, a resubdivision of a portion of Lot 44-A, Belle Meade No. 2, of record in Book 421, page 51, said Register's Office.

Said Lot No. 4, which is a corner lot, fronts 320.2 feet on the southeasterly margin of Gerald Place, and fronts 278.2 feet on the westerly margin of Jackson Boulevard, said

frontage being joined by a curve having a length of 51.6 feet , and extending back 239.3 feet on the southerly line and 169.1 feet on the westerly line to a point of intersection.

Being the same property conveyed to Jeffrey Mobley, Trustee of the CSP Trust dated November 12, 2008, by deed from John M. Hooper and wife, Leslie T. Hooper, recorded on July 3, 2012, as Instrument No. 20120703-0058503, 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 Metro and City of Belle Meade taxes, a lien, not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. All matters as shown on the Plan of record in Book 3300, page 60, Register's Office for Davidson County, Tennessee.

3. Easement for Sanitary Sewer of record in Book 5787, page 243, Register's Office for Davidson County, Tennessee.

This is improved property known as: **533 Jackson Boulevard, 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 Grantees, their heirs and assigns, forever; and Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and binds himself, his successors and assigns, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 23rd day of July, 2014.

Jeffrey Mobley, Trustee of the CSP Trust
dated November 12, 2008

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JEFFREY MOBLEY, TRUSTEE, OF THE CSP TRUST DATED NOVEMBER 12, 2008**, 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 23rd day of July, 2014

(Seal)

Notary Public

My Commission Expires:

JULIA C. HUNT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
December 6, 2016

571801.1/200738