THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14040612**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,100,000.00. Affiant Subscribed and sworn to before me, this 13th day of August, 2014. Notary Public My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20140062832 DEEDWARR
Recvd: 08/25/14 13:20 2 pgs
Fees:13.00 Taxes:7770.00
20140825-0077310

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
WILLIAM T. CHAPMAN, IV
MY COMMISSION EXPIRES SEPTEMBER 9, 2014

WARRANTY DEED

Address New Owner: Elizabeth Gregory, Trustee 205 Ensworth Revocable Trust P.O. Box 340020 Nashville, TN 37203-0020	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 103-16-0-012.00

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, **Judson E. Rogers and wife, Mary Anne Blake** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Elizabeth Gregory, Trustee of the 205 Ensworth Avenue Trust dated April 24th, 2014** its successors and assigns, with full right and power to convey, sell, transfer, mortgage, lease or otherwise encumber without the joinder or consent of any beneficiary or other party, all of the right, title and interest in and to the property more particularly described as follows:

Land in the 7th, formerly the 10th, Civil District of said County, being in the Southerly part of Lot No. 7 on the Plan of Lera W. Goodall's Subdivision of Lot No. 1 of the Ensworth property, of record in Book 421, Page 84, Register's Office for said County, and a tract immediately East of same, described together according to a survey made to a survey made by Z. J. Wilkinson, Surveyor, April 3, 1945, as follows:

Beginning at the Northwest corner of Woodlawn and Ensworth Avenues; thence with the Northerly margin of Woodlawn Avenue, North 86 deg. 45 min. West 515 feet to a turn in said Avenue; thence with the Northeasterly margin of Woodlawn Avenue, North 37 deg. 30 min. West 200 feet to a stake in fence; thence North 70 deg. 40 min. East 379.6 feet to a stake 18.2 feet North of house; thence South 77 deg. 30 min. East 293.5 feet to a stake on the Westerly margin of Ensworth Avenue; thence with said Avenue, South 2 deg. West 250 feet to the beginning.

Being the same property conveyed to Judson E. Rogers and wife, Mary Anne Blake by Warranty Deed from Frederic E. Cowden, recorded on the 9th day of September, 1991 in Deed Book 8438, Page 617, 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 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LERA W. GOODALL'S SUBDIVISION OF LOT NO. 1 OF THE ENSWORTH PLAN, as recorded in Plat Book 421, Page(s) 84.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage as set forth in instrument recorded in Book 3944, Page 65.

This is improved property located at 205 Ensworth Ave 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 13th day of August, 2014.

Judson E. Rogers

Mary Anne Blake

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Judson E. Rogers and Mary Anne Blake, 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 13th day of August, 2014.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014