THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14091965** BILL GARRETT, Davidson County Trans:T20140086903 DEEDWARR Recvd: 11/18/14 13:48 2 pgs Fees:13.00 Taxes:4070.00 20141118-0106332	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,100,000.00. Affiant Subscribed and sworn to before me, this 17th day of November, 2014. Notary Public My Commission Expires: SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-14-2017

WARRANTY DEED

Address New Owner: Mathew Denmark and Jennifer Denmark 4225 Franklin Pike Nashville, TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 132-06-036.00

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, **William T. Chapman, IV, Trustee, pursuant to a trust dated November 15, 2013** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mathew Denmark and Jennifer Denmark, Husband and Wife,** ("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 18, THOMPSON'S GLEN LEVEN SUBDIVISION, as shown on plat of record in Chancery Court Book 3, Page 20, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Steven B. Parker and Independence Trust Company, Co-Trustees of The Young Family Trust u/w/o H. C. Young, Jr. f/b/o Barbara Young Behar, as to a one-third (1/3) undivided interest; Steven B. Parker and Independence Trust Company, Co-Trustees of The Young Family Trust, u/w/o H. C. Young, Jr. f/b/o Charles P. Young, as to a one-third (1/3) undivided interest, and Steven B. Parker and Independence Trust Company, Co-Trustees of The Young Family Trust u/w/o H. C. Young, Jr., f/b/o Jay Young, as to a one-third (1/3) undivided interest to William T. Chapman IV Trustee, pursuant to a trust dated November 15, 2013 as recorded on the 21st day of November, 2013 in Instrument No. 20131121-0120098; Quitclaim Deed from Joan H. Young to Steven B. Parker and Independence Trust Company, Co-Trustees of The Young Family Trust u/w/o H. C. Young, Jr. f/b/o Barbara Young Behar, as to a one-third (1/3) undivided interest; Steven B. Parker and Independence Trust Company, Co-Trustees of The Young Family Trust u/w/o H. C. Young, Jr. f/b/o Charles P. Young, as to a one-third (1/3) undivided interest; Steven B. Parker and Independence Trust Company, Co-Trustees of The Young Family Trust u/w/o H. C. Young, Jr. f/b/o Jay Young, as to a one-third (1/3) undivided interest as recorded on the 21st day of November, 2013 in Instrument No. 20131121-0120097; Certification of Trust as recorded on the 21st day of November, 2013 in Instrument No. 20131121-0120096 and Executor's Quitclaim Deed from Steven B. Parker, Executor of the Estate of H.C. Young, Jr. to Steven B. Parker and Independence Trust Company, Co-Trustees of the Young Family Trust u/w/o H. C. Young, Jr. f/b/o Barbara Young Behar, a one-third (1/3) undivided interest as tenant in common, Steven B. Parker and Independence Trust Company, Co-Trustees of the Young Family Trust u/w/o H. C. Young, Jr. f/b/o Charles P. Young, a one-third (1/3) undivided interest as tenant in common and Steven B. Parker and Independence Trust Company, Co-Trustees of the Young Family Trust u/w/o H. C. Young, Jr. f/b/o Jay Young, a one-third (1/3) undivided

interest as tenant in common as recorded on the 3rd day of January, 2012 in Instrument No. 20120103-0000530, 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 THOMPSON'S GLEN LEVEN SUBDIVISION, as recorded in Chancery Court Book 3, Page 20.

Easement for Sanitary Sewers/Storm Drainage, recorded in Book 7468, Page 575. Easement referenced in deed, recorded in Book 3157, Page 185.

This is improved property located at 4225 Franklin Pike Nashville, TN 37204.

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 17th day of November, 2014.

Trustee

William T. Chapman, IV, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William T. Chapman, IV, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is a trustee of a trust dated November 15, 2013, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 17th day of November 2014.

Notary Public

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-11-2017

My Commission Expires: _____