SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170026321 DEEDWARRSP
Recvd: 03/29/17 10:25 2 pgs
Fees: 13.00 Taxes: 10730.00
20170329-0030407

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,900,000.00

Kathy Snider
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF March 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires September 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William T. Chapman, IV, Trustee	SAME	
(NAME) P. O. Box 340020	(NAME)	130-14 3
(ADDRESS) Nashville, TN 37203-0020	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **EQUITABLE TRUST COMPANY, TRUSTEE OF THE ANNE H. ZELLE REVOCABLE TRUST UAD 11/16/2006**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM T. CHAPMAN, IV, TRUSTEE OF 1209 CHICKERING ROAD TRUST UAD 3/28/2017**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 37 and the northerly 5 feet of Lot No. 38 on the Revised Plan of B. E. Woodard's Warner Park Subdivision of record in Book 1130, page 87 and Book 1878, page 147, Register's Office for Davidson County, Tennessee, described together as follows:

Beginning on the westerly margin of Chickering Road at the corner of Lots No. 36 and 37; thence with the line between said two lots westwardly 358.8 feet to the corner of Lots No. 31, 32, 36 and 37; thence with the line between Lots No. 31 and 37 southwestwardly 130 feet to the northeast corner of Lot No. 29; thence with the line between Lots No. 29 and 37 southeastwardly 90 feet to the northwest corner of the property conveyed to Donald U. Bathrick and wife, by deed from Thomas G. Brown and wife, of record in Book 1915, page 357, said Register's Office; thence with the northerly line of said Bathrick property eastwardly 365 feet, more or less, to the westerly margin of Chickering Road; thence with said Road northwardly 205 feet to the beginning.

Being the same property conveyed to Anne H. Zelle and Equitable Trust Company, Co-Trustees of The Anne H. Zelle Revocable Trust established on October 8, 1999, by Quitclaim Deed dated May 29, 2014 from Anne H. Zelle, of record in Instrument No. 20140602-0046956, said Register's Office. Anne H. Zelle has since died leaving Equitable Trust Company as Trustee

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1209 Chickering Road, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives, 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 persons claiming by, through or under the Grantor herein, but no further or otherwise.

Witness my hand this 28 day of March, 2017

EQUITABLE TRUST COMPANY, TRUSTEE

BY: _____

CYNTHIA L. JONES, VICE PRESIDENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Cynthia L. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged herself to be Vice President of Equitable Trust Company, Trustee of the Anne H. Zelle Revocable Trust, the within named bargainor, and that she as such Vice President of Equitable Trust Company, executed the foregoing instrument for the purpose therein contained, by signing the name of The Anne H. Zelle Revocale Trust by herself as Vice President of Equitable Trust Company, the Trustee of the The Anne H. Zelle Revocale Trust.

Witness my hand and official seal at Nashville, Tennessee this 28 day of March, 2017.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 8, 2021

_____
Notary Public