Davidson County DEEDWARR Recvd: 07/21/17 10:06 4 pgs Fees:23.00 Taxes:3052.50 **20170721-0073851**	#33765

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 33765-06-2017	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $825,000.00. Affiant Subscribed and sworn to before me this 20th day of July, 2017. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires November 6, 2017

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Roger Duane Clark, Trustee P.O. Box 340020 Nashville, TN 37203-0020	City National Bank 555 South Flower Street 23rd Floor Los Angeles, CA 90071	Map and Parcel No.: 083 02 0 362 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, **George E. Mudter, Jr., Trustee of the 1907 Benjamin Land Trust under Agreement dated September 15, 2015** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Roger Duane Clark, Trustee of the Proverbs Land Trust under Agreement dated July 5, 2017, WITH FULL POWER TO SELL, MORTGAGE, ENCUMBER, LEASE, CONVEY OR OTHERWISE ALIENATE WITHOUT THE JOINDER OF ANY BENEFICIARY** ("Grantee"), his successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1907 Benjamin Street, Nashville, TN 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that he 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his successors and assigns to warrant and forever defend the title to said real estate to Grantee, his successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 20th day of July, 2017.

Trustee

George E. Mudter, Jr., Trustee of the
1907 Benjamin Land Trust
under agreement dated September 15, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, George E. Mudter, Jr., Trustee of the 1907 Benjamin Land Trust under agreement dated September 15, 2015, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of July, 2017.

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
November 6, 2017

Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No, 3 on the Plan of Beaumont Place, Lots 68 & 69, Revision 1, as of record in Instrument No, 20140523-0044646, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Together with a Driveway Maintenance Agreement of record in Instrument No. 20150820-0084177, and more fully described therein.

Being the same property conveyed to George E. Mudter, Jr., Trustee of the 1907 Benjamin Land Trust under agreement dated September 15, 2015, by deed dated September 15, 2015 from Woodland Street Partners, LLC, a Tennessee limited liability company, of record in Instrument No. 20150918-0094853, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2017, a lien, but not yet due and payable, which have been prorated and assumed by the Grantee. Map and Parcel No. 083 02 0 362 00.
2. All matters appearing on the Plan of record as Instrument No. 20140523-0044646, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenant for Detached Structure of record in Instrument No. 20150311-0020974, Register's Office for Davidson County, Tennessee.
4. Driveway Maintenance Agreement of record in Instrument No. 20150820-0084177, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

