THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 170612224** BILL GARRETT, Davidson County Trans:T20170076677 DEEDWARR Recvd: 09/01/17 08:44 2 pgs Fees:13.00 Taxes:7770.00 20170901-0089885	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 28th day of August, 2017. Notary Public My Commission Expires: SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-11-2017

WARRANTY DEED

Address New Owner: William T. Chapman, IV, Trustee 404 JACKSON BLVD Belle Meade TN 37205-3426	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11610013300

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, **Anthony S. Johnston and Patricia A. Johnston, as tenants in common** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **William T. Chapman, IV, Trustee of the 404 Jackson Boulevard Trust, dated August 28, 2017**, ("Grantee"), 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 No. 2 on the Plan of D. W. Johnston Subdivision, of record in Book 6200, Page 810, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

AND

Land in Davidson County, Tennessee being a portion of a ten foot wide reserved strip located north of and contiguous to the northerly property line of Lot No. 2, D.W. Johnston subdivision as of record in Plat Book 6200, Page 810 in the Register's office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at the northeast corner of the afore-described Lot NO. 2; thence with the northerly line of said Lot No. 2, North 56 degrees 17 minutes 58 seconds West 245 feet to a point by the northwest corner of said Lot No. 2; thence North 33 degrees 42 minutes 2 second East 10 feet to a point; thence South 56 degrees 17 minutes 58 seconds East 245 feet to a concrete monument in an old stone wall; thence South 35 degrees 28 minutes West 10 feet to the point of beginning.

Being a portion of a ten foot wide strip shown on the plan of the First Belle Meade Subdivision of record in Plat Book 332 Pages 88 and 89 as shown in the Register's office for Davidson County

Being part of the same property conveyed by Quitclaim Deed from Bryan Howard, Trustee to Anthony S. Johnston and Patricia A. Johnston, as tenants in common (and not as tenants by the entirety and not as joint tenants with rights of survivorship), as recorded on the 30th day of December, 2009 in Instrument No. 20091230-0118161; part of Quitclaim Deed from D. W. Johnston, an unmarried person to Anthony S. Johnston, Trustee, as recorded on the 16th day of February, 1989 in Deed Book 7773, Page 968; part of Quitclaim Deed from D. W. Johnston, an unmarried person to Anthony S. Johnston and wife, Patricia Johnston, as recorded on the 16th day of February, 1989 in Deed Book 7773, Page 970; part of Quitclaim Deed from D. W. Johnston, an unmarried person to Anthony S. Johnston and wife, Patricia Johnston, as recorded on the 16th day of February, 1989 in Deed Book 7773, Page 972; part of Quitclaim Deed from D. W. Johnston, an unmarried person to Anthony S. Johnston, Trustee, as recorded on the 16th day of February, 1989 in Deed Book 7773, Page 974; part of Warranty Deed from D. W. Johnston, an unmarried person to Anthony S. Johnston and wife, Patricia Johnston, as

recorded on the 16th day of February, 1989 in Deed Book 7773, Page 976; part of Warranty Deed from Anthony S. Johnston, Trustee to Anthony S. Johnston and wife, Patricia Johnston, as recorded on the 16th day of February, 1989 in Deed Book 7773, Page 980 and part of Warranty Deed from Commerce Union Bank, a banking and trust corporation organized and existing under the laws of the State of Tennessee, acting as and in the capacity of Executor of, and Trustee under, the Will of Sadie B. Werthan, deceased to D. W. Johnston and wife, Elizabeth S. Johnston, as recorded on the 15th day of April, 1969 in Deed Book 4325, Page 681, 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 2017 and thereafter, not yet due and payable.

City of Belle Meade taxes for the year 2017 and thereafter, for tax parcel identification number 11610013300, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of D. W. JOHNSTON SUBDIVISION, as recorded in Plat Book 332, Page(s) 88 & 89 and Plat Book 6200, Page 810.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Terms & Condition of Agreement recorded in Book 8171, Page 893.

This is improved property located at 404 JACKSON BLVD Belle Meade TN 37205-3426

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 28th day of August, 2017.

Anthony S. Johnston

Patricia A. Johnston

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Anthony S. Johnston and Patricia A. Johnston, 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 28th day of August, 2017.

Notary Public

My Commission Expires: _____

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