THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 171013601** Bill Garrett Davidson County Batch# 22283 **DEEDWARR** 11/06/2017 09:39:50 AM 2 pgs Fees: $13.00 Taxes: $2,238.50 20171106-0113516	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $605,000.00. Trustee Affiant Subscribed and sworn to before me this 1st day of November, 2017. SHIRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021 Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Caleb See, Trustee 1307 FATHERLAND ST Nashville, TN 37206-2909	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 08313006900

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 of the 1307 Fatherland Street, Trust dated March 22, 2016** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Caleb See, Trustee of the Shal Vaxtavon Trust dated October 27th, 2017**, ("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 part of Lot No. 1 on the Plan of Spring Park Subdivision of record in Plat Book 57, Page 134, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property, further described as follows:

Beginning at a point in the North margin of Fatherland Street, at the corner of an alley lying between South 13th and South 14th Street; thence with the margin of said alley Northerly 150 feet to a point; thence Easterly 40 feet to a point which is 120 feet West of the Westerly margin of South 14th Street; thence Southerly parallel to the Westerly margin of South 14" Street, 150 feet to the North margin of Fatherland Street; thence with the margin of the same Westerly 40 feet to the point of beginning.

Being the same property conveyed to John T. Osborne and Lucie J. Silverman by Warranty Deed dated January 15, 2014 and recorded on January 28, 2014 in Instrument No. 20140128-0007623, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William T. Chapman, IV, Trustee of the 1307 Fatherland Street Trust dated March 22, 2016 by Quitclaim Deed from John T. Osborne and Lucie J. Silverman, as Joint Tenants, recorded on the 26th day of April, 2016 in Instrument No. 20160426-0040323, 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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SPRING PARK SUBDIVISION, as recorded in Plat Book 57, Page(s) 134.

This is improved property located at 1307 FATHERLAND ST Nashville, TN 37206-2909.

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 1st day of November, 2017.

, 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 Trustee of is a trustee of **the 1307 Fatherland Street, Trust dated March 22, 2016**, 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 1st day of November 2017.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021