THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 170913563

Bill Garrett Davidson County
Batch# 27178 **DEEDWARR**
11/17/2017 08:34:05 AM 2 pgs
Fees: $13.00 Taxes: $5,873.75

20171117-0118039

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,587,500.00

Affiant

Subscribed and sworn to before me, this 13th day of November, 2017.

Notary Public
My Commission Expires:

WILLIAM T. CHAPMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-10-2018

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kathleen R. Rosenthal, Trustee 3908 Trimble Road Nashville TN 37215	New Owner	Tax Parcel ID No. 130-07-0-091.00

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, **Elizabeth Baldwin, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Kathleen R. Rosenthal, Trustee of the TYC Land Trust, dated November 5, 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 the 7th Civil District of Davidson County, Tennessee, being parts of Lots Nos. 217 and 218 on the plan of Royal Oaks Land Company' s Subdivision of the Baker Tracts, as of record in Book 421, pages 102 and 103, Register' s Office for said County, described according to a survey made by S. R. Sanford, Jr., Surveyor, November 21, 1945, as follows:

Beginning on the northerly margin of Trimble Road, as now located, 100 feet west of the northwest corner of said Road and Brighton Avenue; thence with the northerly margin of said Road, westwardly 100 feet to a stake; thence northwardly 278 feet 6 inches to a stake in the southerly line of Lot No. 219; thence with said line, eastwardly 100 feet to a stake 100 feet west of the westerly margin of said Avenue; thence southwardly 255 feet 11 inches to the beginning.

Being the same property conveyed to ELIZABETH BALDWIN, by deed from HR PROPERTIES OF TENNESSEE, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20060120-0007808, dated January 18, 2006, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 130-07-0-091.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Book 421, pages 102 and 103, said Register's Office.

This is improved property located at 3908 Trimble Road Nashville TN 37215

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 13th day of November, 2017.

Elizabeth Baldwin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Elizabeth Baldwin, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of November, 2017.

Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018