Bill Garrett Davidson County
Batch# 71458 DEEDWARR
03/21/2018 08:49:31 AM 3 pgs
Fees: $18.00 Taxes: $9,250.00
20180321-0026386

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

CRT File No. 1803-15248

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,500,000.00.

Affiant

Subscribed and sworn to before me, this 16th day of March, 2018.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
John E. Murdock, III, Trustee c/o Bradley 1600 Division Street Suite 7000 Nashville, TN 37203	New Owner	Tax Parcel ID No. 144-09-002.00

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, **Michael D. Sontag, Trustee of the Pinnacle Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **John E. Murdock, III, as Trustee of the 2018B Residential Trust dated March 14th, 2018**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of real property located in Davidson County, State of Tennessee, and described according to metes and bounds as follows, to wit:

Beginning at a point on the East margin of Chickering Road, common corner with Parcel 1, Davidson County, Tennessee Property Map 144-9; Thence, leaving said East margin S 84 degrees 50'27"E, 1266.06 feet to a point; Thence, S 07 degrees 15'00" E, 158.44 feet to a point; Thence, N 85 degrees 22'26" W, 375.00 feet to a point; Thence, S 55 degrees 50'00" W, 223.71 feet to a point; Thence, N 84 degrees 50'27" W, 242.89 feet to a point; Thence N 65 degrees 20'00" W, 211.07 feet to a point; Thence, N 86 degrees 18'36"260.00 feet to a point on the East margin of Chickering Road; Thence, with said East margin, a curve to the right having a central angle of 15 degrees 00' 16", radius of 924.93 feet, chord of 241.48 feet at N 06 degrees 51'58" W,242.17 feet to the point of beginning.

Containing 6.634 acres, more or less, according to a drawing (not a survey) by Charles Mosely, Tennessee Registration No. 778, (undated) and shown as Tract One thereon.

Together with the rights, easements and privileges established under that certain Cross-Easement Agreement recorded in Book 8740, Page 941, and as amended in Book 9068, Page 531, Register's Office for Davidson County, Tennessee.

Tract One: Improved property also known as 1512 Chickering Road, Nashville, TN 37215. (Map/Parcel 144-9-2)

Tract Two: (Map/Parcel 144-9-25)

A certain tract or parcel of real property located in Davidson County, State of Tennessee, and described according to metes and bounds as follows, to wit:

Beginning at a point on the East margin of Chickering Road, common corner with Parcel 3, Davidson County, Tennessee Property Map 144 - 9;

Thence with the East margin of Chickering Road, N 17 deg 12'09" W, 216.05 feet to a point;

Thence, continuing with said East margin, a curve to the right having a central angle of 02 deg 50' 09", radius of 924.93 feet, chord of 45.77 feet at N 15 deg 47'05" W, 45.78 to a point;

Thence, leaving said East margin, S 86 deg 18'36" E, 260.00 feet to a point;

Thence, S 65 deg 20'00" E, 211.07 feet to a point;

Thence, S 84 deg 50'27" E, 242.89 feet to a point;

Thence, N 55 deg 50'00" E, 223.71 feet to a point;

Thence, S 85 deg 22'26" E, 375.00 feet to a point;

Thence, S 07 deg 15'00" E, 306.56 feet to a point;

Thence, N 86 deg 18'36" W, 812.20 feet to the point of beginning.

Containing 6.974 acres, more or less, according to a drawing (not a survey) by Charles Mosely, Tennessee Registration No. 778, undated, and shown as Tract Two thereon.

Together with the rights, easements and privileges established under that certain Cross-Easement Agreement recorded in Book 8740, Page 941, and as amended in Book 9068, Page 531, Register's Office for Davidson County, Tennessee.

Tract Two is unimproved property also known as 0 Chickering Road, Nashville, TN 37215.

Being the same property conveyed to Pinnacle Trust, Michael D. Sontag, Trustee by Warranty Deed from Corinne Howell Dale and husband, Joseph Michael Redding, recorded on the 1st day of November, 2016 in Instrument No. 20161101-0115269, 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 2018 and thereafter, not yet due and payable.

Easement for Cross Easement, recorded in Book 8740, Page 941 and Book 9068, Page 531.

Subject to any interests of unnamed parties' right of first refusal as set out in Book 7435, Page 537.

This is improved property located at 1512 CHICKERING ROAD Nashville TN 37215-4904

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 16th day of March, 2018.

Pinnacle Trust

By: Michael D. Sontag, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael D. Sontag, 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 the Pinnacle Trust, 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 16th day of March 2018.

Notary Public

My Commission Expires: 5-5-2020

DEANNA PETERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires May 5, 2020