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

CRT File No. 180215135

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,200,000.00.

Affiant

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

Notary Public
My Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MISSION EXPIRES NOVEMBER 8, 2021

Bill Garrett Davidson County
Batch# 84463 DEEDWARR
04/25/2018 09:29:22 AM 2 pgs
Fees: $13.00 Taxes: $4,440.00

20180425-0038785

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William T. Chapman, IV, Trustee 1106 GRANDVIEW DR Nashville TN 37204-3211	New Owner	Tax Parcel ID No. 11813001300

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, **Andrew Shaw and Kathryn Shaw, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William T. Chapman, IV, Trustee of the 1106 Grandview Drive Revocable Living Trust, dated April 11, 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 land in Davidson County, State of Tennessee, described as follows to wit: Land in Davidson County, Tennessee, being the Southerly 325 feet of Lot No. 47, the Westerly 37.5 feet of Lot No. 46 and the Westerly 45 feet of Lot No. 43 on the Map of Section I, Oriental Golf Club Subdivision of record in Book 1424, Page 10, Register's Office for said County, described together as follows: Beginning on the Northerly margin of Grandview Drive at the corner of Lots Nos. 47 and 48; thence with the line between said two lots Northwardly 325 feet to an iron pin; thence Eastwardly 75 feet to an iron pin at the Northwest County of Lot No. 4; thence Southwardly along the Westerly margin of Lot No. 42.75 feet to an iron pin at the Northwest corner of Lot No. 43; thence Eastwardly along the Northerly line of Lot No. 43.45 feet to an iron pin; thence Southwardly 75 feet to a point did the Northerly line of Lot No. 46; thence Westwardly along the Northerly line of Lot No. 46.75 feet to a point, said point being 37.5 feet East of the Easterly margin of Lot No. 47; thence a Southwardly and parallel with the Easterly margin of Lot No. 47, 175 feet to a point in the Northerly margin of Grandview Drive, said point being 187.5 feet West of an iron pin at the Northwesterly corner of Grandview Drive and Ackerman Court; thence Eastwardly along the Northerly margin of Grandview Drive 112.5 feet to the point of beginning.

The execution of this instrument is affected by the signature of Kathryn Jane Shaw as Attorney-in-fact for Andrew David Shaw which Power of Attorney is recorded in Instrument No. 20180409-0033327, Register's office for Davidson County, Tennessee.

Andrew Shaw and Andrew David Shaw are one in the same.

Kathryn Shaw and Kathryn Jane Shaw are one in the same.

Being the same property conveyed to Andrew Shaw and Kathryn Shaw, husband and wife by Warranty Deed from Eric Cullison and wife, Susan Hooper Cullison, recorded on the 28th day of July, 2014 in Instrument No. 20140728-0066834, 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.

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 SECTION I, ORIENTAL GOLF CLUB SUBDIVISION, as recorded in Plat Book 1424, Page(s) 10.

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

Easement for Sanitary Sewer & Storm Drain, recorded in Book 3921, Page 519.

This is improved property located at 1106 GRANDVIEW DR Nashville TN 37204-3211

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 11th day of April, 2018.

Andrew Shaw by Kathryn Jane Shaw Attorney in Fact

Andrew Shaw
By: Kathryn Jane Shaw, Attorney in Fact

Kathryn Shaw

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kathryn Shaw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Andrew Shaw and that she is authorized by Andrew Shaw to execute this instrument on his behalf.

WITNESS my hand, at office, this 11th day of April, 2018.

Notary Public

My Commission Expires: _____

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