Bill Garrett Davidson County
Batch# 116656 DEEDWARR
07/16/2018 11:51:30 AM 2 pgs
Fees: $13.00 Taxes: $13,912.00
20180716-0068792

PREPARED BY:
RETURN TO:

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

CRT File No. 1803[illegible]

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $3,760,000.00

Affiant

Subscribed and sworn to before me, this 13th day of July, 2018.

Notary Public
My Commission Expires: 1-8-19

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mara Hoffman, Trustee 411 Ellendale Avenue Nashville TN 37219	New Owner	Tax Parcel ID No. 116-11-002.00

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, **Robert R. Campbell, Jr., Trustee of the Gus and Gunvor Trust dated November 10, 2014** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mara Hoffman, Trustee of the Greyswood Trust dated May 4, 2018.** ("Grantees"), 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, formerly the 11th Civil District of Davidson County, Tennessee, being Lot No. 14 of Block "B" on the Plan of Honeywood Subdivision of the Malone Estate, not of record described according to a survey made by W.B. Southgate, Surveyor, dated July 1931 as follows:

Beginning the Southwesterly margin of Ellendale Avenue at the common corner of Lots Nos. 14 and 15 of Block "B"; thence with the line between said two lots, Westerly 280 feet to the Northwest corner of said Lot No. 14; thence with the Westerly line of said Lot No. 14, Southwardly 200 feet to a point; thence Eastwardly 276 feet to the Southwesterly margin of Ellendale Avenue; thence with the Southwesterly margin of said Avenue, in a Northwesterly direction 200 feet to the point of beginning.

Being the same property conveyed to Robert R. Campbell, Jr., Trustee for the Gus and Gunvor Trust Agreement u/a/d November 10, 2014 by Warranty Deed from Elizabeth E. Moore and husband, Rusty L. Moore, recorded on the 13th day of November, 2014 in Instrument No. 20141113-0104824, 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.

City of Belle Meade taxes for the year 2018 and thereafter, for tax parcel identification number 116-11-002.00, 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.

Easement for Privacy Fence, recorded in Instrument No. 20141113-0104823.

Agreement for License recorded at Instrument No. 20030507-0060896.

This is improved property located at 411 Ellendale Avenue Nashville TN 37219

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 July, 2018.

The Gus and Gunvor Trust Agreement dated November 10, 2014

By: _____
Robert R. Campbell, Jr., Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert R. Campbell, Jr., 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 a trustee of the Gus and Gunvor Trust, dated September 10, 2014 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 13th day of July, 2018.

_____
Notary Public

LINDA J. BOGGESS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 2, 2022