THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 180616635** Bill Garrett Davidson County Batch# 122526 **DEEDWARR** 07/31/2018 09:08:44 AM 4 pgs Fees: $23.00 Taxes: $9,268.50 20180731-0074420	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,505,000.00. Affiant Subscribed and sworn to before me, this 30th day of July, 2018. Notary Public My Commission Expires:

KATHY SNIDER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May

WARRANTY DEED

Address New Owner: Clay Richards and Amy Richards 5409 Stanford Drive Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 131-13-0-011.00

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, **Frank I. Nebhut, Jr. and Judith M. Nebhut, Trustees of the Frank I. Nebhut, Jr. and Judith M. Nebhut Tennessee Community Property Trust, dated August 4, 2017** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Clay Richards and Amy Richards, husband and wife,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land situated in the 34th Council District of Davidson County, Nashville (Forest Hills), Tennessee, being land conveyed by quitclaim deed to Frank I. Nebhut, Jr. and Judith M. Nebhut, Trustees of the Frank I. Nebhut, Jr. and Judith M. Nebhut Tennessee Community Property Trust, of record in Instrument Number 20170804-0079963, in the Register's Office for Davidson County (R.O.D.C., TN), said land also being a portion of Lots 53 and 54 on the Revised Plan of Westwood, of record in Book 974, Page 14 (R.O.D.C.,TN) and is more particularly described as follows:

Beginning at a ½ inch iron rod found, said rod being the southwesterly corner of Lot 1 on the Final Plat of 5411 & 5415 Stanford Drive Subdivision, of record in Instrument Number 20180703-0064562 (R.O.D.C.,TN), thence with Lot 1, North 79 degrees, 34 minutes, 17 seconds East, a distance of 261.61 feet to a 5/8 inch iron rod found with a Dale and Associates cap;

thence leaving said Subdivision and along the rear lines of Lots 32, 36, 37, 38, and 39 on the aforementioned Revised Plan of Westwood for the following 3 calls, South 10 degrees, 56 minutes, 34 seconds East, a distance of 21.00 feet to a 5/8 inch capped iron rod set;

thence South 00 degrees, 42 minutes, 13 seconds West, a distance of 315.00 feet to a ½ inch iron rod found, said rod also being the northwesterly corner of O'Donnell's One Lot Subdivision, of record in Instrument Number 20090812-0116245 (R.O.D.C.,TN);

thence South 43 degrees, 57 minutes, 01 seconds West, a distance of 96.54 feet to a ½ inch iron rod found, said rod being the northeasterly corner of land conveyed to Franklin M. Jarman and Julia L. Jarman in Instrument Number 20021113-0140382 (R.O.D.C.,TN);

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 301

thence leaving the rear lines of said Revised Westwood and along the line of Jarman, South 72 degrees, 01 minutes, 37 seconds West, a distance of 133.16 feet to a concrete monument found;

thence continuing with Jarman, North 61 degrees, 03 minutes, 57 seconds West, a distance of 119.46 feet to a stone set on the side of a hill, said stone being the southernmost corner of Lot 2 on the aforementioned Stanford Drive Subdivision; thence with the easterly line of Lot 2, North 06 degrees, 49 minutes, 19 seconds East, a distance of 343.47 feet to the point of beginning, having an area of 108,018.9 square feet or 2.48 acres of land.

This description was prepared by Christopher Lyle Goetz, Tennessee Registered Land Surveyor Number 2660, on July 26th, 2018 and is based on survey work conducted by Dale and Associates in July of 2018 under Project Number 18150. See also survey attached as Exhibit A.

Included in this conveyance is a Driveway Easement described as follows:

Beginning at a stone located at 201 feet, more or less, from the northwest common corner of Lots 52 and 53; thence north 93 feet to a point; thence west 20 feet to a point; thence south/southeast 110 feet to a stone; thence westerly 41.4 feet to the point of beginning.

Being the same property conveyed to Frank I. Nebhut Jr. and Judith M. Nebhut, by deed from Anthony E. Trabue M.D. and wife, Ramona Walsh Trabue, M.D., of record in Book 6638, page 167 , dated August 23, 1985 , said Register's Office.

Frank I. Nebhut Jr. and Judith M. Nebhut conveyed their interest to Frank I. Nebut, Jr., a one-third (1/3) undivided interest and wife, Judith M. Nebhut, a two-thirds (2/3) undivided interest as tenants in common, by quitclaim deed of record in Instrument No. 20050615-0068446, dated June 13, 2005, said Register's Office.

Frank I. Nebhut Jr. and Judith M. Nebhut further conveyed their interest to Frank I. Nebhut, Jr. and Judith M. Nebhut, Trustees of the Frank I. Nebhut, Jr. and Judith M. Nebhut Tennessee Community Property Trust, by quitclaim deed of record in Instrument No. 20170804-0079963, dated August 4, 2017, 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. 131-13-0-011.00.

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 974, page 14, said Register's Office. Lack of ingress and egress to and from the subject property.

This is improved property located at 5409 Stanford Drive 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 30th day of July, 2018.

The Frank I. Nebhut, Jr. and Judith M. Nebhut Tennessee Community Property Trust

By: Frank I. Nebhut, Jr., Trustee

By: Judith M. Nebhut, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frank I. Nebhut and Judith M. Nebhut, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the trustees of the Frank I. Nebhut, Jr. and Judith M. Nebhut Tennessee Community Property Trust, dated August 4, 2017 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.

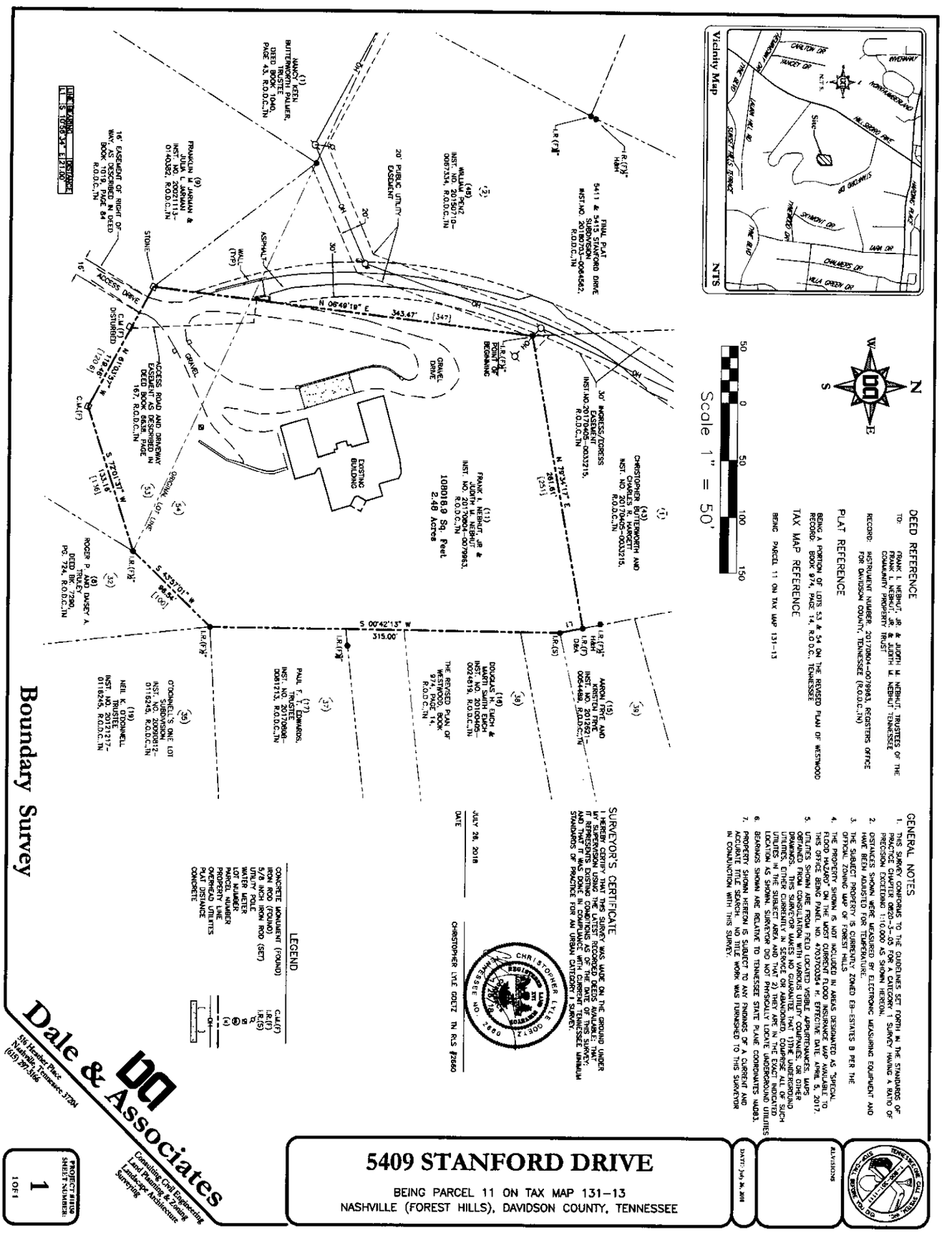
Witness my hand, at office, this 30th day of July, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

EXHIBIT A


Boundary Survey
5409 STANFORD DRIVE
BEING PARCEL 11 ON TAX MAP 131-13
NASHVILLE (FOREST HILLS), DAVIDSON COUNTY, TENNESSEE
Dale & Associates
Consulting Civil Engineering
Land Planning & Zoning
Landscape Architecture
Surveying
516 Heather Place
Nashville, Tennessee 37204
(615) 297-5166
DATE: Jan 26, 2018
PROJECT NUMBER
SHEET NUMBER
1
1 OF 1
DEED REFERENCE
TO: FRANK I. NEBHUT, JR. & JUDITH M. NEBHUT, TRUSTEES OF THE FRANK I. NEBHUT, JR. & JUDITH M. NEBHUT TENNESSEE COMMUNITY PROPERTY TRUST
RECORD: INSTRUMENT NUMBER 20170804-0079983, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE (R.O.D.C.,TN)
PLAT REFERENCE
BEING A PORTION OF LOTS 53 & 54 ON THE REVISED PLAN OF WESTWOOD RECORD: BOOK 974, PAGE 14, R.O.D.C., TENNESSEE
TAX MAP REFERENCE
BEING PARCEL 11 ON TAX MAP 131-13
GENERAL NOTES
1. THIS SURVEY CONFORMS TO THE GUIDELINES SET FORTH IN THE STANDARDS OF PRACTICE CHAPTER 0820-3-.05 FOR A CATEGORY 1 SURVEY HAVING A RATIO OF PRECISION EXCEEDING 1:10,000 AS SHOWN HEREON.
2. DISTANCES SHOWN WERE MEASURED BY ELECTRONIC MEASURING EQUIPMENT AND HAVE BEEN ADJUSTED TO HORIZONTAL.
3. THE SUBJECT PROPERTY IS CURRENTLY ZONED EB-ESTATES B PER THE OFFICIAL ZONING MAP OF FOREST HILLS.
4. THE PROPERTY SHOWN IS NOT INCLUDED IN AREAS DESIGNATED AS "SPECIAL FLOOD HAZARD" ON THE MOST CURRENT FLOOD INSURANCE MAP AVAILABLE TO THIS OFFICE BEING PANEL NO. 47037C0354 H, EFFECTIVE DATE APRIL 5, 2017.
5. UTILITIES SHOWN ARE FROM FIELD LOCATED VISIBLE APPURTENANCES, MAPS OBTAINED FROM CONSULTATION WITH VARIOUS UTILITY COMPANIES, OR OTHER SURFACE EVIDENCE. SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. SURVEYOR DID NOT PHYSICALLY LOCATE UNDERGROUND UTILITIES IN THE SUBJECT AREA AND THAT 2) THEY ARE IN THE EXACT INDICATED LOCATION AS SHOWN. SURVEYOR DID NOT PHYSICALLY LOCATE UNDERGROUND UTILITIES
6. BEARINGS SHOWN ARE RELATIVE TO TENNESSEE STATE PLANE COORDINATES NAD83.
7. PROPERTY SHOWN HEREON IS SUBJECT TO ANY FINDINGS OF A CURRENT AND ACCURATE TITLE SEARCH. NO TITLE WORK WAS FURNISHED TO THIS SURVEYOR IN CONJUNCTION WITH THIS SURVEY.
SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION USING THE LATEST RECORDED DEEDS AVAILABLE, THAT IT REPRESENTS EXISTING CONDITIONS AS OF THE DATE OF THIS SURVEY, AND THAT IT WAS DONE IN COMPLIANCE WITH CURRENT TENNESSEE MINIMUM STANDARDS OF PRACTICE FOR AN URBAN CATEGORY I SURVEY.
JULY 26, 2018
DATE
CHRISTOPHER LYLE GOETZ TN RLS #2660
LEGEND
CONCRETE MONUMENT (FOUND) C.M.(F)
IRON ROD (FOUND) I.R.(F)
IRON ROD (SET) I.R.(S)
UTILITY POLE UP
WATER METER WM
LOT NUMBER (#)
PARCEL NUMBER #
PROPERTY LINE
OVERHEAD UTILITIES OH
PLAT DISTANCE (P)
CONCRETE
Vicinity Map
NTS
Scale 1" = 50'
(1) NANCY KEEN BUTTERWORTH PALMER, TRUSTEE DEED BOOK 4838, PAGE 43, R.O.D.C.,TN
(2) 5411 & 5415 STANFORD DRIVE INST. NO. 20170710-0064562, R.O.D.C.,TN
(3) FINAL PLAT SUBDIVISION
(4) CHRISTOPHER BUTTERWORTH AND CHARLES R. HARGETT INST. NO. 20170405-0033215, R.O.D.C.,TN
(5) 30' INGRESS/EGRESS EASEMENT INST. NO. 20170405-0033215, R.O.D.C.,TN
(6) ROGER P. AND DAISEY A. TRULEY DEED BOOK 724, PG. 196, R.O.D.C.,TN
(7) 20' PUBLIC UTILITY EASEMENT
(8) FRANKLIN M. JORDAN & JULIA L. JORDAN INST. NO. 20021113-0140382, R.O.D.C.,TN
(9) 16' EASEMENT OF RIGHT OF WAY AS RECORDED IN DEED BOOK 1078, PAGE 64 R.O.D.C.,TN
(10) DOUGLAS H. SMITH & MARTI SMITH SMITH INST. NO. 20100405-0024819, R.O.D.C.,TN
(11) FRANK I. NEBHUT, JR. & JUDITH M. NEBHUT INST. NO. 20170804-0079983, R.O.D.C.,TN
(12) THE REVISED PLAN OF WESTWOOD, BOOK 974, R.O.D.C.,TN
(13) MARION F. AND KRISTEN TYNE INST. NO. 20120921-0064488, R.O.D.C.,TN
(14) PAUL F. & CHELSEA EDWARDS INST. NO. 20170808-0081213, R.O.D.C.,TN
(15) O'DONNELL'S ONE LOT SUBDIVISION INST. NO. 20090812-0118245, R.O.D.C.,TN
(16) NEIL K. O'DONNELL TRUSTEE INST. NO. 20121217-0118245, R.O.D.C.,TN
(17) ACCESS ROAD AND DRIVEWAY EASEMENT DEED BOOK 4838, PAGE 167, R.O.D.C.,TN
(18) 10,801.9 Sq. Feet 2.48 Acres
(19) EXISTING BUILDING
(20) GRAVEL DRIVE
(21) ASPHALT
(22) WALL (TYP.)
(23) ACCESS DRIVE
(24) CLEARED/DISTURBED
(25) GRAVEL
(26) CHAIN LINK
(27) OVERHEAD
(28) STONE
(29) N 09°49'19" E 343.47' (347)
(30) N 75°24'17" E 261.61' (261)
(31) S 00°42'13" W 315.00'
(32) S 43°57'01" W 48.54' (100)
(33) S 72°01'37" W 133.18' (136)
(34) N 61°03'37" W 118.89' (120)
(35) I.R.(F) "HBH"
(36) I.R.(F) "PONT OF BEGINNING"
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(38) I.R.(F) "HBH"
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