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

CRT File No. 180917695

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $3,810,000.00.

Affiant

Subscribed and sworn to before me, this2nd day of October, 2018.

Notary Public
My Commission Expires: _____

RICHARD LOUIS RIECK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Karen Y Johnson Davidson County
Batch# 148848 DEEDWARR
10/04/2018 10:10:24 AM 2 pgs
Fees: $13.00 Taxes: $14,097.00

20181004-0098577

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Shannon B. Terry and Falon H. Terry 1019 Stonewall Drive Nashville TN 37220	New Owner	Tax Parcel ID No. 13116003600

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, **William T. Chapman, IV, Trustee of The Dogwood Trust, dated March 27, 2014** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shannon B. Terry and Falon H. Terry, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 10, PART OF OVERTON LEA ESTATES, GATEWAY ACRES, SECOND ADDITION, as shown on plat of record in Plat Book 1424, Page 83, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to William T. Chapman, IV, Trustee for The Dogwood Trust dated March 27, 2014 by Warranty Deed from Shannon B. Terry, recorded on the 14th day of April, 2014 in Instrument No. 20140414-0031118, 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 PART OF OVERTON LEA ESTATES, GATEWAY ACRES, SECOND ADDITION, as recorded in Plat Book 1424, Page(s) 83.

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

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1066, Page 402.

This is improved property located at 1019 Stonewall Drive Nashville TN 37220

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 2nd day of October, 2018.

The Dogwood Trust, dated March 27, 2014

By: _____, Trustee
William T. Chapman, IV, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William T. Chapman, IV, 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 Dogwood Trust, dated March 27, 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 2nd day of October, 2018.

_____
Notary Public

RICHARD LOUIS RIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021