ADDRESS NEW OWNER:	{ SEND TAX BILL TO:	}MAP-PARCEL NOS}
{Jud Nav, Trustee	{NEW OWNER	}14506007600 }
{3108 Carthage Hwy	{	} }
{Lebanon, TN 37087	{	} }
{This instrument prepared by: Robert J. Notestine III, Attorney at Law, 15645 }		
{109 Kenner Avenue, Suite 201, Nashville, TN 37205		}

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, James F. Kerrigan, Trustee of the James F. Kerrigan Trust and Diana L. Kerrigan, Trustee of the Diana L. Kerrigan Trust (The "Grantors") have bargained and sold, and by these presents do transfer and convey unto Jud Nav, Trustee of the Saxon Court 2018 Trust, dated October 17, 2018 (The "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being 12 Final plat of Tyne Estates Consolidation of Lots 12 and 13 as shown on plat of record in Instrument No. 20141222-0116631, 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 James F. Kerrigan, Trustee of the James F. Kerrigan Trust and Diana L. Kerrigan, Trustee of the Diana L. Kerrigan Trust, by Warranty Deed of record in Instrument Number 20160623-0063900, Register's Office for Davidson County, Tennessee.

This is unimproved real property commonly known as 1260 Saxon Drive, Nashville, TN 37215.

This conveyance is subject to the following:

1. Taxes for the year 2019 for Davidson County, Tennessee.
2. Subject to all matters as disclosed on plat of record in Instrument No. 20141222-0116631, said, Register's Office for Davidson County, Tennessee.
3. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of final plat of Tyne Estates, as recorded in Instrument No. 20060913-0113525 and Instrument Number 20141222-0116631, said Register's Office for Davidson County, Tennessee.
4. Declaration of Protective covenants Conditions and restrictions recorded in Instrument Number 20060915-0114437, said Register's Office for Davidson County, Tennessee.
5. Bylaws of record in Instrument Number 20060915-0114571, said Register's Office for Davidson County, Tennessee.
6. Easement for Sanitary Sewer/ Storm Drainage of record in Book 7959, page 743, said Register's Office for Davidson County, Tennessee.
7. Establishment of Exclusive Ingress, Egress and Maintenance Agreement recorded at Instrument Number 20060915-0114572 and Instrument Number 20060915-0114573, Amended at Instrument Number 20061122-0145430, said Register's Office.
8. Cemetery of Burial ground together with any right of way.

Karen Y Johnson Davidson County
Batch# 154983 **DEEDWARR**
10/30/2018 08:53:24 AM 3 pgs
Fees: $18.00 Taxes: $11,100.00
20181030-0107160

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

(STATE OF ~~TENNESSEE~~) Illinois)
(COUNTY OF ~~DAVIDSON~~) Cook)
( )
(The actual consideration or value, whichever is greater)
(for this transfer is $3,000,000.00.)
( )
(Subscribed and sworn to before me)
(this 25 day of October, 2018.)
( )
( )
((My Commission Expires:)

Affiant

Notary Public

"OFFICIAL SEAL"
SITI B JAHNIG
Notary Public - State of Illinois
My Commission Expires February 17, 2020

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantors do covenant with the said Grantee that the Grantors are lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and binds itself, it's successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hands this 25 day of October, 2018.

THE JAMES F. KERRIGAN TRUST

BY: _____
JAMES F. KERRIGAN, TRUSTEE

THE DIANA L. KERRIGAN TRUST

BY: _____
DIANA L. KERRIGAN, TRUSTEE

STATE OF ~~TENNESSEE~~; Illinois
COUNTY OF ~~DAVIDSON~~; Cook

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally James F. Kerrigan with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of The James F. Kerrigan Trust and that he as such Trustee execute the foregoing instrument for the purposes therein contained, by signing the name of the Trust.

WITNESS my hand and official seal at ~~Nashville~~, ~~Tennessee~~ Western Springs, Illinois this 25th day of October, 2018.

Notary Public

My Commission Expires: February 17, 2020

"OFFICIAL SEAL"
SITI B JAHNIG
Notary Public - State of Illinois
My Commission Expires February 17, 2020

STATE OF ~~TENNESSEE~~; Illinois
COUNTY OF ~~DAVIDSON~~; Cook

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally Diana L. Kerrigan with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of The Diana L. Kerrigan Trust and that she as such Trustee execute the foregoing instrument for the purposes therein contained, by signing the name of the Trust.

WITNESS my hand and official seal at ~~Nashville~~, ~~Tennessee~~ Western Springs, Illinois this 25th day of October, 2018.

Notary Public

My Commission Expires: February 17, 2020

"OFFICIAL SEAL"
SITI B JAHNIG
Notary Public - State of Illinois
My Commission Expires February 17, 2020