THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 181118571**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,900,000.00. Affiant Subscribed and sworn to before me, this 15th day of January, 2019. Notary Public My Commission Expires: 9-20-21

CHRISTOPHER BUCKLEY BUTLER NOTARY PUBLIC STATE OF TENNESSEE WILSON CO.

Karen Johnson Davidson County
Batch# 187938 DEEDWARR
01/24/2019 02:31:30 PM 4 pgs
Fees: $23.00 Taxes: $10,730.00
20190124-0007112

WARRANTY DEED

Address New Owner: Lawrence Apthorp and Catherine Apthorp 1607 18th Avenue South Nashville TN 37212	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104-08-0-184.00

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, **David Haverkamp, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lawrence Henry Eric Apthorp and Catherine Anne Luton Apthorp, 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:

Tract 1:
Land in Davidson County, Tennessee, being part of lot No. 56 on the plan of O.B. Hayes' Large Lots, called Rokeby, as of record in Book 21, page 87, Register' s Office for said County, described as follows:

Beginning on the westerly margin of 18th Avenue, South, at a point 100 feet south of the southerly margin of Criddle Street, said point being the southeast corner of the property conveyed to George Peabody College for Teachers, by deed from Jeannie Pebbles DeWitt and husband, of record in Book 846, page 170, said Register' s Office; thence with said College' s southerly line, westwardly 150 feet to the easterly margin of an alley; thence with said alley, southwardly 100 feet to the northwest corner of the property conveyed to Robert L. Lawrence, Sr., for life, etc. by deed from Phil D. Johnson and wife, of record in Book 734, page 369, said Register' s Office; thence with Lawrence' s northerly line, eastwardly 150 feet to the westerly margin of 18th Avenue, South; thence with said Avenue, northwardly 100 feet to the beginning.

Being the same property conveyed to DAVID HAVERKAMP, by deed from ANNE TRICE NIXON AND MIGNON ELIZABETH NIXON, AND WAVERLY D. CRENSHAW, AS CO-EXECUTORS UNDER THE LAST WILL AND TESTAMENT OF BETTY CHILES NIXON; ANNE TRICE NIXON, DEVISEE UNDER THE LAST WILL AND TESTAMENT OF BETTY CHILES NIXON, MIGNON ELIZABETH NIXON, DEVISEE UNDER THE LAST WILL AND TESTAMENT OF BETTY CHILES NIXON; AND THOMAS HENRY CLARK, II AND ANNE TRICE NIXON, AS CO-TRUSTEES OF THE CLARK FAMILY TRUST CREATED UNDER THE LAST WILL AND TESTAMENT OF THOMAS HENRY CLARK, of record in Instrument No. 20171227-0131577 , dated December 22, 2017 , said Register's Office.

Tract 2:
Land in Davidson County, Tennessee, Being the northerly 60 feet of the Southerly 80 feet of the Easterly 150 feet of Lot No. 56, on the Map of O. B. Hayes Plan of Large Lots called "Rokeby", as of record in Book 21, page 87, and Book 57, page 108, Register' s Office for said County, and described as follows:

Beginning at a point in the westerly margin of 18th Avenue South, formerly Lamar Street, 20 feet northerly from the south line of said Lot 56; thence with the westerly margin of said Avenue northerly 60 feet; thence at right angles westerly 150 feet to an alley; thence with said alley southerly 60 feet to a point 20 feet northerly from the south line of said Lot 56; thence easterly 150 feet to the beginning.

Being the same property conveyed to DAVID HAVERKAMP, by deed from ANNE TRICE NIXON AND MIGNON ELIZABETH NIXON, AND WAVERLY D. CRENSHAW, AS CO-EXECUTORS UNDER THE LAST WILL AND TESTAMENT OF BETTY CHILES NIXON; ANNE TRICE NIXON, DEVISEE UNDER THE LAST WILL AND TESTAMENT OF BETTY CHILES NIXON, MIGNON ELIZABETH NIXON, DEVISEE UNDER THE LAST WILL AND TESTAMENT OF BETTY CHILES NIXON; AND THOMAS HENRY CLARK, II AND ANNE TRICE NIXON, AS CO-TRUSTEES OF THE CLARK FAMILY TRUST CREATED UNDER THE LAST WILL AND TESTAMENT OF THOMAS HENRY CLARK, of record in Instrument No. 20171227-01315 29, dated December 2 1 , 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 2019 and subsequent years for Map-Par. 104-08-0-184.00 and 104-08-0-183.00.

Matters shown on the Plan of record in Plat Book 21, page 87 and Plat Book 57, page 108, said Register's Office.

Easement and Restrictive Covenant of record in Instrument No. 20031110-0164639, said Register's Office.

Tennessee Conservation Easement of record in Instrument No. 20171227-0131576, said Register's Office.

This is improved property located at 1607 18th Avenue South Nashville TN 37212

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 15th day of January, 2019.

David Haverkamp

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Haverkamp, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of January, 2019.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022

True Copy Certification

I, Christopher M Corriveau, do herby make oath that I am a licensed attorney and/or the Custodian of the electronic version of the attached document tendered for registration herewith And that this a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY