Karen Johnson Davidson County
Batch# 190673 DEEDWARR
02/01/2019 09:44:30 AM 5 pgs
Fees: $28.00 Taxes: $13,505.00
20190201-0009725

#34587

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 34587-12-2018**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $3,650,000.00. Affiant Subscribed and sworn to before me this 31st day of January, 2019. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Bryan Howard, Trustee Howard Mobley Hayes & Gontarek 2319 Crestmoor Road Nashville, TN 37215	NEW OWNER 2319 Crestmoor Rd Nashville, TN 37215	Map and Parcel No.: 146 05 0 005 00 & 146 01 0 025 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, **Truxton Trust, Trustee of the Testamentary Trust created pursuant to the Last Will and Testament of Genevieve Baird Farris being one and the same as the Genevieve B. Farris Exempt Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bryan Howard, Trustee of the AMOS Trust u/a/d January 29, 2019** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 940 Overton Lea Rd. & 939 Tyne Blvd, Nashville, TN 37220.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 31st day of January, 2019.

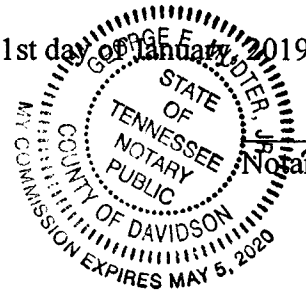
Truxton Trust, Trustee of the Testamentary Trust created pursuant to the Last Will and Testament of Genevieve Baird Farris being one and the same as the Genevieve B. Farris Exempt Trust

By: _____
Andrew J. Mallory, Managing Director, Wealth Management Services

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrew J. Mallory, Managing Director of Wealth Management Services for Truxton Trust, as Trustee of the Testamentary Trust created pursuant to the Last Will and Testament of Genevieve Baird Farris being one and the same as the Genevieve B. Farris Exempt Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Managing Director of Wealth Management Services for Truxton Trust, 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 31st day of January, 2019.



_____ Notary Public

My Commission Expires:

EXHIBIT "A"

TRACT I:

Land in Davidson County, Tennessee being Lot No. 6 in Block B of Bridle Path Estates in accordance with Plat of record in Plat Book 974, page 77, Register's Office for Davidson County, Tennessee, containing 11.21 acres and more particularly described as follows, to wit:

Beginning at the southwest corner of Lot No. 5, running thence south 48 degrees 9 minutes west 415.7 feet to a stake in the north margin of Overton Lea Road, the southwest corner of the lot herein conveyed, thence in a westerly direction with the north margin of said road on a 1 degree 20 minute curve 295.5 feet, thence continuing with said road south 34 degrees 52 minutes east 46.5 feet, thence continuing with said road south 34 degrees 52 minutes east 46.5 feet, thence on a 11 degree curve 95.4 feet, on a 33 degree curve 87 feet, thence south 78 degrees 52 minutes east 222.1 feet, thence continuing with said road on curves as follows: 11 degrees 15 minutes 145.2 feet, 27 degrees 57 minutes 52.6 feet, 3 degrees 30 minutes 68.5 feet, 6 degrees 24 minutes 184 feet to a stake in the north margin of said road, the southeast corner of the lot herein conveyed, thence north 14 degrees 3 minutes west 491.5 feet to a stake, the southeast corner of Lot No. 5 and the northeast corner of the lot herein conveyed; thence north 78 degrees 0 minutes west 550.8 feet to the point of beginning and being a portion of the property vested in F.N. McNeill, Jr., as Executor and Trustee under the Will of Laura Lea Robertson, deceased, of record in Will Book 62, page 119 of the County Court for said County.

Being the same property conveyed to Frank M. Farris, Jr. and wife, Genevieve B. Farris by deed from F. N. McNeill, Jr., Executor and Trustee under the Will of Laura Lee Robertson by Deed of record in Book 77, page 165, Register's Office for Davidson County, Tennessee; and being the same property conveyed to Genevieve B. Farris (Mrs. Frank M. Farris, Jr.) by deed from Frank M. Farris, Jr. of record in Book 3535, page 516, Register's Office for Davidson County, Tennessee dated April 10, 1963. The said Genevieve B. Farris having since died on January 7, 2015 leaving a Last Will and Testament filed for Probate in Docket No. 15P-75, Seventh Circuit Court for Davidson County, Tennessee. In accordance with the terms of the Will, Genevieve B. Farris directed that the Executor administer and distribute the real property as part of her probate estate. Letters Testamentary were issued to Truxton Trust. By Executor's Quitclaim Deed dated May 15, 2017, in Instrument No. 20170518-0049576, Register's Office for Davidson County, Tennessee, Truxton Trust, Executor of the Estate of Genevieve B. Farris, conveyed subject property to Truxton Trust, Trustee of the Genevieve B. Farris Exempt Trust.

TRACT II:

Land in Davidson County, Tennessee, being the southerly part of Lot No. 5 of Block "B" on the Plan of Bridle Path estates, as of record in Book 974, page 77, Register's Office for said County, described according to a survey made by Parrrish Engineers, Inc., August 28, 1968, as follows:

Beginning at a concrete monument at the northeast corner of Lot No. 6 as shown on said plan; thence with the line between lots Nos. 5 and 6, north 78 deg. west 550.8 feet to an iron stake; thence north 11 deg. 10' east 396 feet to an iron stake; thence south 78 deg. 00' east 550.3 feet to an iron stake; thence south 11 deg. 10' west 306.8 feet; thence south 11 deg. 07' west 89.2 feet to the point of beginning, containing 5 acres, more or less.

TOGETHER WITH an easement along the westerly line of Lot No. 5 described as follows for ingress and egress between said tract and Tyne Boulevard, together with the right in the Grantee, their heirs and assigns, to construct, maintain, use and enjoy a roadway thereon which easement and all privileges appurtenant thereto shall be and constitute a covenant running with the land:

Beginning at an iron stake in the west margin of Lot No. 5 at the northwest corner of the tract above described, thence with the westerly line of Lot No. 5, north 11 deg. 22' east 539.9 feet to the southerly margin of Tyne Boulevard; thence with said Boulevard, eastwardly 20 feet; thence south 11 deg. 22' east 539.9 feet, more or less, to a point 20 feet east of an iron stake; thence 78 deg. 00' west 20 feet to the beginning.

INCLUDED in the above description, but excluded therefrom is the property conveyed to W. Lipscomb Davis by Deed of record in Book 4301, page 450 and being more particularly described as follows:

A tract of land consisting of approximately 0.4 (4/10) acres, being part of Lot 5, Block "B" of the Bridle Path Estates as of record in Book 974, page 77, Register's Office for Davidson County, Tennessee, and being part of the same property as that conveyed to Grantor by L.E. Nordholt and wife, Edith Kuhns Nordholt, by deed dated October 9, 1968 and of record in Book 4280, page 131, Register's Office for Davidson County, Tennessee, the said 0.4 acres being more particularly described as follows:

Beginning at a concrete monument at the southeast corner of a tract of land belonging to W. Lipscomb Davis; thence along a line south 89 deg. 10' west a distance of 55 feet to an iron stake; thence north 10 deg. 39' east along a line parallel with the said Davis' west line a distance of 319 feet to an iron stake; thence at right angles and in an easterly direction 55 feet along the south line of Gordon E. Morrow to an iron stake on the westerly line of the said W. Lipscomb Davis; thence along a line north 11 deg. 10' east in a southerly direction 306.80 feet along the said Davis's westerly line to the point of beginning, all according to Boundary Survey by Parrish Engineers, Inc. dated December 5, 1968, to which reference is made for further descriptive details.

Being part of the same property conveyed to Genevieve B. Farris by Warranty Deed from L.E. Nordholt and wife, Edith Kuhns Nordholt of record in Book 4280, page 131, Register's Office for Davidson County, Tennessee, dated October 9, 1968 and recorded on October 21, 1968. The said Genevieve B. Farris having since died on January 7, 2015 leaving a Last Will and Testament filed for Probate in Docket No. 15P-75, Seventh Circuit Court for Davidson County, Tennessee. In accordance with the terms of the Will, Genevieve B. Farris directed that the Executor administer and distribute the real property as part of her probate estate. Letters Testamentary were issued to Truxton Trust. By Executor's Quitclaim Deed dated May 15, 2017, in Instrument No. 20170518-0049577, Register's Office for Davidson County, Tennessee, Truxton Trust, Executor of the Estate of Genevieve B. Farris, conveyed subject property to Truxton Trust, Trustee of the Genevieve B. Farris Exempt Trust.

This conveyance is made subject to:

1. State and County taxes for the year 2019, which have been prorated and assumed by Grantee. Map and Parcel No. 146 05 0 005 00 & 146 01 0 025 00.
2. All matters appearing on the Plan of record as Book 974, page 77, Register's Office for Davidson County, Tennessee.
3. A 6 foot bridle path referenced in the deed of record in Book 2032, page 354, Register's Office for Davidson County, Tennessee. (Tract I)
4. Graveyard of about 15 square yards, together with the right of ingress and egress as reserved in a deed from Felix Compton to John M. Lea of record in Book 17, page 256, Register's Office for Davidson County, Tennessee. (Tract II)
5. Easement for ingress and egress as contained in the Deed of record in Book 4280, page 131, Register's Office for Davidson County, Tennessee. (Tract II)

True Copy Certification

I, KELLY E. COX, do hereby 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 is a true and correct copy of the original document executed and authenticated according to law.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

