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

WARRANTY DEED

Karen Johnson Davidson County
Batch# 213528 **DEEDWARR**
04/03/2019 12:07:28 PM 3 pgs
Fees: $18.00 Taxes: $12,291.48

20190403-0030287

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,322,022.70.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 19-CD-087

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
William T. Chapman, IV, Trustee The 266 Ensworth Place Trust	William T. Chapman, IV, Trustee The 266 Ensworth Place Trust	116 04 0 070.00
(NAME) 266 Ensworth Place	(NAME) 266 Ensworth Place	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Three Million Three Hundred Twenty-Two Thousand Twenty-Two And 70/100 Dollars ($3,322,022.70), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, JAN BRYAN BOWEN AND JOSEPH PARKER BOWEN, TRUSTEES OF THE JAN BRYAN BOWEN REVOCABLE LIVING TRUST, DATED FEBRUARY 24, 2011, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAM T. CHAPMAN, IV, TRUSTEE THE 266 ENSWORTH PLACE TRUST DATED MARCH 29, 2019, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 2, on the plan of Revised Ensworth Acres, Section Three, of record in Plat Book 5800, page 176, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jan Bryan Bowen and Joseph Parker Bowen, Trustees of the Jan Bryan Bowen Revocable Living Trust dated February 24, 2011, by Warranty Deed, from David Allen Jones and wife, Leslie Dubois Jones, dated February 6, 2013, recorded March 1, 2013, of record in Instrument No. 20130301-0020663, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 266 Ensworth Place, Nashville, TN 37205
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 28th day of March, 2019.

Jan Bryan Bowen and Joseph Parker Bowen, Trustees of the Jan Bryan Bowen Revocable Living Trust, dated February 24, 2011

BY: _____
Jan Bryan Bowen
Trustee

BY: _____
Joseph Parker Bowen
Trustee

STATE OF MISSISSIPPI
COUNTY OF Madison

Before me, Gayland Cox, a Notary Public of said State and County aforesaid, personally appeared Jan Bryan Bowen and Joseph Parker Bowen Trustees of Jan Bryan Bowen Revocable Living Trust dated February 24, 2011 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 Trustee of Jan Bryan Bowen Revocable Living Trust dated Febraury 24, 2011 the within named bargainor, a Trust and that he/she as such Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by himself/herself as Trustee

Witness my hand and official seal at Madison County, Mississippi this 28 day of March, 2019.

Commission Expires: 9/29/2022

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 97173 GAYLAND COX Commission Expires Sept. 29, 2022 MADISON COUNTY

_____
Notary Public

BY: Jan Bryan Bowen, Trustee
Jan Bryan Bowen
Trustee

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Gail Hudson, a Notary Public of said State and County aforesaid, personally appeared Jan Bryan Bowen Trustee of Jan Bryan Bowen Revocable Living Trust dated February 24, 2011 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 Trustee of Jan Bryan Bowen Revocable Living Trust dated Febraury 24, 2011 the within named bargainor, a Trust and that he/she as such Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by himself/herself as Trustee

Witness my hand and official seal at Williamson County, Tennesseee this 29th day of March, 2019.

Commission Expires: _____

Gail Hudson
Notary Public

GAIL HUDSON
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 10-20-2019