Karen Johnson Davidson County
Batch# 219206 DEEDWARR
04/17/2019 02:47:30 PM 3 pgs
Fees: $18.00 Taxes: $10,730.00
20190417-0035401

PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Percy Wilkins, Jr. (1933-2017)*

W & I Ref: (DM) Title No.: 60416
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Michael D. Sontag, Trustee of the Post Road Trust 5325 Cherry Blossom Trail Nashville, TN 37215	SAME

TAX MAP PARCEL NUMBERS: 11602002000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$2,900,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William Langley Granbery, Jr. and Elizabeth Granbery Dingess Co-Trustees of the Anne Caldwell Parsons 2012 Irrevocable Trust, u/a dated December 4, 2012**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Michael D. Sontag, Trustee of the Post Road Trust**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Caldwell Acres, of record in Plat Book 4460, Page 56, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to William Langley Granbery, Jr. and Elizabeth Granbery Dingess, Co-Trustees of the Anna Caldwell Parsons 2012 Irrevocable Trust u/a dated December 4, 2012, by Special Warranty Deed from SunTrust Bank, Nashville, N.A. Trustee Under Agreement, H. Hill for the benefit of Anne Caldwell, dated December 27, 2012 recorded December 27, 2012, of record in Instrument No. 20121227-0119298, Register's Office for Davidson County, Tennessee (as to a thirty-six percent (36%) undivided interest) and by Quitclaim Deed from Anne Caldwell Parsons, dated December 4, 2012, recorded December 20, 2012, of record in Instrument No. 20121220-0117605, said Register's Office (as to a sixty-four percent (64%) undivided interest).

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2019, and subsequent years; The Plan, with Owner's Certificate, of record in Book 4460, page 56, said Register's Office, to which plan reference is hereby made for a more complete description.

This is improved property, known as 4727 Post Road, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 16th day of April, 2019.

Anne Caldwell Parsons 2012 Irrevocable Trust,
u/a dated December 4, 2012

BY: William Langley Granbery Jr. Co-Trustee
William Langley Granbery, Jr., Co-Trustee

BY: Elizabeth Granbery Dingess, Co-Trustee
Elizabeth Granbery Dingess, Co-Trustee

State of Tennessee

County of Davidson

On this 16th day of April, 2019, before me the undersigned authority, personally appeared William Langley Granbery, Jr. and Elizabeth Granbery Dingess Co-Trustees of the Anne Caldwell Parsons 2012 Irrevocable Trust, u/a dated December 4, 2012, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $2,900,000.00.

Affiant

Sworn and subscribed before me this 17th day of April, 2019.

Notary

My Commission Expires: 9/29/21

MICHELLE W. LOCKE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

True Copy Certification

I, Michelle W. Locke, do hereby make oath that I am 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.

Michelle W Locke
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Amber Roberts, a notary public for this county and state, Michelle W. Locke, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Amber Roberts
Notary Public

My Commission Expires: 8/29/20

