#34757

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. 34757-04-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,095,000.00. Affiant Subscribed and sworn to before me this 18th day of April, 2019. Notary Public My Commission Expires:

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

Karen Johnson Davidson County
Batch# 220319 DEEDWARR
04/22/2019 02:48:30 PM 4 pgs
Fees: $23.00 Taxes: $4,051.50
20190422-0036716

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Michael D. Sontag, Trustee P.O. Box 1001 Mt. Juliet, TN 37121	Michael D. Sontag, Trustee P.O. Box 1001 Mt. Juliet, TN 37121	Map and Parcel No.: 144 09 0 026 00 & 144 09 0 019 00 & 020 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, **Linda W. Dale (as to Tract I) and Robert V. Dale and wife, Linda W. Dale (as to Tracts II & III)**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael D. Sontag, Trustee of the Radcliff Drive Nominee Trust Agreement dated December 10, 2015** ("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 unimproved property located at 0, 6 & 10 Saint James Place, Nashville, TN 37215.

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 18th day of April, 2019.

Robert V. Dale, by Lezley H. Dale, his Attorney-in-fact

Linda W. Dale, by Lezley H. Dale, her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lezley H. Dale, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Robert V. Dale and Linda W. Dale, and she is authorized by Robert V. Dale and Linda W. Dale to execute this instrument on their behalf.

Witness my hand, at office, this 18th day of April, 2019.

GEORGE E. MUNSEY, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2021

Notary Public

My Commission Expires:

EXHIBIT "A"

TRACT I:
Land in Nashville, Davidson County, Tennessee, being more particularly described according to a survey made by John Kohl & Company, P.C., File No. 19604, as follows:

Commencing in the southerly right of way of Chickering Road at a point located southwesterly along a curve, a distance of 444.67 feet from the intersection of the said southerly right of way of Chickering Road and the westerly right of way of Chickering Lane; thence leaving said right of way S 45 deg. 09' 10" E, 512.57 feet; thence S 44 deg. 26' 36" E, 274.69 feet; thence S 4 deg. 08' 50" W, 455.41 feet; thence S 83 deg. 23' 13" E, 14.98 feet; thence S 1 deg. 27' 24" W, 188.40 feet; thence S 23 deg. 57' 30" E, 76.89 feet; thence S 23 deg. 41' 32" E, 215.46 feet; thence S 22 deg. 21' 31" W, 100.47 feet; thence S 72 deg. 12' 45" W, 454.45 feet; thence N 3 deg. 30' 20" E, 525.37 feet; thence N 46 deg. 44' 33" E, 168.50 feet; thence N 76 deg. 45' 39" E, 208.63 feet to the point of beginning and containing 5.00 acres, more or less.

Being the same property conveyed to Linda W. Dale by Special Warranty Deed dated May 30, 1996 from Milbrey Waller Andrews of record in Book 10068, page 704, Register's Office for Davidson County, Tennessee.

TRACT II:
Land in the 7th Civil District of Davidson County, Tennessee, being Lot No. 44 on the Plan of Chickering Estates, Section II, as of record in Book 4460, page 134, Register's Office for said County, and more particularly described as follows:

Lot 44 begins at a concrete monument in the northern margin of Chevy Chase Drive, being the common front corner of Lots 44 and 45; thence proceeding in a northwesterly direction 961.1 feet along the common line between Lots 44 and 45 to a point in the northern margin of Chickering Estates, Section II; thence South 85 deg. 39' east 344.31 feet to a point; thence South 2 deg. 34' West 525.45 feet to a concrete monument; thence proceeding in a southwesterly direction 424.2 feet along the common line between Lots 43 and 44 to a concrete monument in the northern margin of Chevy Chase Drive; thence along said margin in a westerly direction 29.31 feet to the point of beginning.

Being the same property conveyed to Robert V. Dale and wife, Linda W. Dale by deed dated August 8, 1977 from Sarah Robinson Sharp of record in Book 5182, page 988, Register's Office for Davidson County, Tennessee.

TRACT III:
Land in the 7th Civil District of Davidson County, Tennessee, being Lot 45 on the Plan of Chickering Estates, Section II, as of record in Book 4460, page 134, Register's Office for said County, and more particularly described as follows:

Lot 45 begins at a concrete monument in the northern margin of Chevy Chase Drive, being the common front corner of Lots 44 and 45 and proceeds along said margin in a southwesterly direction 35.25 feet to a point, being the common front corner of Lots 45 and 46; thence proceeding in a northwesterly direction 422.6 feet along the common line between Lots 45 and 46 to a concrete monument in the western margin of Chickering Estates, Section II; thence North 4 deg. 09' East 663.62 feet to a point; thence South 85 deg. 39' East 118.04 feet to a point, being the common rear corner of Lots 44 and 45; thence proceeding in a southeasterly direction 961.1 feet along the common line between Lots 44 and 45 to the point of beginning.

Being the same property conveyed to Robert V. Dale and wife, Linda W. Dale by deed dated August 8, 1977 from Sarah Robinson Sharp of record in Book 5182, page 990, Register's Office for Davidson County, Tennessee.

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. 144 09 0 026 00, 144 09 0 019 00 & 144 09 0 020 00.
2. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6065, page 109, and Book 7774, page 519, Register's Office for Davidson County, Tennessee. (Tract I)
3. Restrictive Covenants contained in an instrument of record in Book 2810, page 5, amended in Book 3096, page 210, Register's Office for Davidson County, Tennessee. (Tracts II & III)
4. All matters appearing on the Plan of record as Book 4460, page 134, Register's Office for Davidson County, Tennessee. (Tracts II and III)

True Copy Certification

I, GEORGE E. MUDTER JR., 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L THOMAS, a notary public for this county and state, GEORGE E. MUDTER JR., 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: October 7, 2019
Notary Seal:

