Karen Johnson Davidson County
Batch# 221375 DEEDWARR
04/24/2019 10:25:50 AM 2 pgs
Fees: $13.00 Taxes: $9,958.55

20190424-0037592

ED BY

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

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 2,691,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF April, 2019.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The 3918 Dorcas Drive Trust	The 3918 Dorcas Drive Trust	MAP
P. O. Box 340020	P. O. Box 340020	PARCEL 116 16 0 04200
Nashville, TN 37203	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Scott Douglas McWilliams and Sandra L. Martin, as Trustees of The Elaine Callaway McWilliams Tennessee Marital Trust**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William T. Chapman, IV, Trustee of The 3918 Dorcas Drive Trust, dated April 4, 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 the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being part of Lot No. 1 in the Division of Henry W. Compton Estate of record in Plat Book 2, page 58, Chancery Court at Nashville, described partly according to a survey made by T. R. Sanford, Surveyor, dated May 6, 1949, as follows:

Beginning at a point on the easterly margin of Dorcas Drive, formerly Webber Street, at the northwest corner of part of said Lot No. 1 conveyed to William W. Davenport and wife, Margaret Murphy Davenport by S. C. Boyer and wife, by deed of record in Book 2641, page 81, Register' s Office for said County; thence with the easterly margin of said Drive, north 2 deg. 15' east 145.4 feet to the southwest corner of a part of said Lot No. 1 conveyed to Frances S. Lawrence by Sillman Evans, Jr. and wife by deed of record in Book 1944, page 95, said Register' s Office; thence with the southern boundary line of said Lawrence property, south 87 deg. 46' east 126 feet to Lawrence' s southeast corner, said point being the southwest corner of a part of said Lot No. I conveyed to S. C. Boyer and wife, by Mary E. Cayce, by deed of record in Book 1643, page 545, said Register' s Office; thence south 2 deg. 15' west 45.4 feet; thence south 87 deg. 46' east 243 feet, more or less, to the center of a branch; thence with said branch south 2 deg. 28' east 85.3 feet, more or less, to an iron pin and south 7 deg. 09' west 14.7 feet to the northeast corner of said Davenport property; thence with the northern boundary line of said Davenport property north 87 deg. 35' west 374.2 feet to the beginning or less.

Together with rights of ingress, egress, construction, and maintenance of a wall and drive as provided for in the Grant of Easement 20070531-0064504, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Elaine McWilliams by warranty deed from Michael H. Read, unmarried of record in Instrument No. 20060907-0111016 Register's Office for Davidson County, Tennessee, dated September 5, 2006 and recorded on September 7, 2006, and corrected by deed recorded September 13, 2006 in Instrument Number 20060913-0113517, of the same Office.

Being the same property conveyed to Scott Douglas McWilliams and Sandra L. Martin, as Trustees of The Elaine Callaway McWilliams Tennessee Marital Trust by quitclaim deed from Scott Douglas McWilliams, as Executor for the Estate of Elaine Callaway McWilliams of record in Instrument No. 20120224-0016020 Register's Office for Davidson County, Tennessee, dated February 21, 2012 and recorded on February 24, 2012.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **3918 Dorcas Drive, Nashville, TN 37215.**

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.

Witness our hand(s) this the 19th day of April, 2019.

The Elaine Callaway McWilliams Tennessee Marital Trust

Scott Douglas McWilliams, TRUSTEE
Scott Douglas McWilliams, Trustee

Scott Douglas McWilliams, TRUSTEE
Scott Douglas McWilliams, Individually

Sandra L. Martin, TRUSTEE
Sandra L. Martin, Trustee

Sandra L. Martin, TRUSTEE
Sandra L. Martin, Individually

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Scott Douglas McWilliams and Sandra L. Martin** with whom I am personally acquainted and who upon his oath acknowledged themselves to be the **Trustees** of the **The Elaine Callaway McWilliams Tennessee Marital Trust** the within named bargainors, and Trust, and that they as such Trustees being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Scott Douglas McWilliams and Sandra L. Martin** as such **Trustees.**

Witness my hand and seal this the 19th day of April, 2019.

My Commission expires March 3 2020

Notary Public

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Scott Douglas McWilliams** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 19th day of April, 2019.

My Commission expires March 3 2020

Notary Public

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Sandra L. Martin** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 19th day of April, 2019.

My Commission expires March 3 2020

Notary Public

R. L. MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON