THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190319744

Karen Johnson Davidson County
Batch# 221811 **DEEDWARR**
04/25/2019 08:19:49 AM 2 pgs
Fees: $13.00 Taxes: $7,955.00

20190425-0037913

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,150,000.00

Affiant

Subscribed and sworn to before me, this 19th day of April, 2019.

Notary Public
My Commission Expires:

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
The Lucky Dog Trust c/o Fulton Management 16030 Ventura Blvd #240 Encino, CA 91436	New Owner	Tax Parcel ID No. 13214004000

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, **Andrew P. McCloud and Rachel G. McCloud, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **W. Eric Fulton, Trustee, of The Lucky Dog Trust, dated March 21, 2019** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 52 on the Plan of Oak Hill Valley, of record in Book 1835, Pages 15 and 16, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Andrew P. McCloud and wife, Rachel G. McCloud by Warranty Deed from John C. Young and wife, Barbra H. Young, recorded on the 1st day of July, 2013 in Instrument No. 20130701-0067265, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of OAK HILL VALLEY, as recorded in Plat Book 1835, Page(s) 15 & 16.

Declaration of Covenants, Conditions and Restrictions recorded in Book 1788, Page 186 as amended in Book 1809, Page 539.

Easement for Sanitary Sewer and/or Storm Drainage recorded in Book 7136, Page 760.
FYI: Notice of Completion recorded at Instrument No. 20160328-0029034.

This is improved property located at 870 Robertson Academy Road Nashville TN 37220

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 19th day of April, 2019.

Andrew P. McCloud

Rachel G. McCloud

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Andrew P. McCloud and Rachel G. McCloud, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of April, 2019.

Notary Public

My Commission Expires: _____

