Karen Johnson Davidson County
Batch# 234229 DEEDWARR
05/23/2019 02:25:30 PM 4 pgs
Fees: $23.00 Taxes: $19,425.00
20190523-0049104

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. 34781-04-2019**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $5,250,000.00. Affiant Subscribed and sworn to before me this 22nd day of May, 2019. Notary Public My Commission Expires:

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

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Jeffrey Mobley, Trustee 4333 Glen Eden Drive Nashville, TN 37205	New Owner 4333 Glen Eden Drive Nashville, TN 37205	Map and Parcel No.: 116 15 0 110 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, **Caroline Cooke Wilson and husband, William M. Wilson,** who joins in the execution of this instrument for the purpose of conveying any interest he has in the property by virtue of his marriage to Caroline Cooke Wilson ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeffrey Mobley, Trustee of the 4333 Glen Eden Trust U/A/D May 21, 2019** ("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 improved property located at 4333 Glen Eden Drive, Nashville, TN 37205.

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 22nd day of May, 2019.

Caroline Cooke Wilson

William M. Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Caroline Cooke Wilson,** 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.

Witness my hand, at office, this 22nd day of May, 2019.

GEORGE L. MUDLER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **William M. Wilson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of May, 2019.

Notary Public

My Commission Expires: January 6, 2020

MARIE CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 7A on the Plan of Davis Estates-Section Two, a Resubdivision of Lot No. 7, as of record in Book 9700, page 803, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to William M. Wilson by Limited Warranty Deed dated January 27, 1999 from Montgomery Bell Academy of The University of Nashville of record in Book 11315, page 202, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated March 3, 2010 of record in Instrument No. 20100302-0016056, Register's Office for Davidson County, Tennessee, William M. Wilson conveyed subject property to Caroline Cooke Wilson.

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. 116 15 0 110 00.
2. Belle Meade City taxes for the year 2019, a lien, but not yet due and payable. Map and Parcel No.: 116 15 0 110 00.
3. All matters appearing on the Plan of record as Book 9700, page 803, Register's Office for Davidson County, Tennessee.
4. Easement granted to Southern Bell Telephone and Telegraph Company of record in Book 1221, page 378, Register's Office for Davidson County, Tennessee.
5. Right of Entry for Temporary Construction Purposes granted to the City of Belle Meade of record in Book 8198, page 656, Register's Office for Davidson County, Tennessee.

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:

