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

CRT File No. 190420385

Karen Johnson Davidson County
Batch# 235142 DEEDWARR
05/28/2019 12:00:05 PM 2 pgs
Fees: $13.00 Taxes: $14,430.00
20190528-0050070

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $3,900,000.00.

Affiant

Subscribed and sworn to before me, this22nd day of May, 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:
Caroline Cooke Wilson 700 Belle Meade Blvd Nashville TN 37205	New Owner	Tax Parcel ID No. 130-02-161.00

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, **Michael J. Spalding, M.D. and Mary C. Spalding, as Tenants in Common** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Caroline Cooke Wilson, individually** ("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. 1 and the Westerly part of Lot No. 2 on the Plan of the subdivision of Lots Nos. 11 and 46 and parts of Lot Nos. 10, 44B, 45 and 47 in Belle Meade Plan No. 2, as of record in Plat Book 421, Page 55, Register's Office for Davidson County, also part of Lot No. 47 on the Plan of Belle Meade Subdivision No. 2 as of record in Book 421, Page 51, said Register's Office; described as follows:

Beginning at the Southeast corner of Iroquois Place and Belle Meade Boulevard; thence with the Southerly margin of Iroquois Place Eastwardly 200 feet; thence Southwardly 217 feet, more or less, to a point 19 feet South of the Southerly line of said Lot No. 2; thence Westwardly and parallel with the Southerly margin of Iroquois Place 185 feet to the Easterly margin of Belle Meade Boulevard Northwardly 218.25 feet to the beginning.

Being the same property conveyed by Quitclaim Deed from Linda F. Burnsed, Trustee to Michael J. Spalding, M.D. and Mary C. Spalding, as Tenants in Common as recorded on the 17th day of January, 2013 in Instrument No. 20130117-0005959 and Warranty Deed from Donald B. Orr and wife, Edith M. Orr to Michael J. Spalding, M.D., and wife, Mary C. Spalding as recorded on the 17th day of July, 2002 in Instrument No. 20020717-0086245 and Deed of Correction in Instrument No. 20031008-0149289, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the following matters.

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

City of Belle Meade taxes for the year 2019 and thereafter, for tax parcel identification number 130-02-161.00, 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 recorded in Plat Book 421, Page(s) 51 and Plat Book 421, Page 55.

Easement for Sewer, recorded in Book 5787, Page 251.

Restrictive Covenant recorded at Instrument No. 20030918-0137907.

This is improved property located at 700 Belle Meade Blvd Nashville TN 37205

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 22nd day of May, 2019.

Michael J. Spalding, M.D.

Mary C. Spalding

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael J. Spalding, M.D. and Mary C. Spalding, 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 22nd day of May, 2019.

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022