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

CRT File No. 181218805

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $3,000,000.00

Affiant

Subscribed and sworn to before me, this20th day of June, 2019.

Notary Public
My Commission Expires: March 3, 2020

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Karen Johnson Davidson County
Batch# 246561 DEEDWARR
06/21/2019 09:38:48 AM 2 pgs
Fees: $13.00 Taxes: $11,100.00

20190621-0059998

JRN T
CORR

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Timothy John Rupert and Kathryn Kissel Rupert 315 Walnut Drive Nashville TN 37205	New Owner	Tax Parcel ID No. 116 11 0 069.00

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, **Julie Boos Trustee of the 315 Walnut Drive Trust, dated June 19, 2017** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Timothy John Rupert and Kathryn Kissel Rupert, husband and wife**, ("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. 3 on the Plan of Bartholomew Subdivision of record in Book 6250, Page 478, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description of the property.

Being the same property conveyed to Julie Boos, Trustee of the 315 Walnut Drive Trust dated June 19, 2017 by Quitclaim Deed from CCK Projects, LLC, a Tennessee limited liability company, recorded on the 20th day of July, 2017 in Instrument No. 20170720-0073302, 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.

City of Belle Meade taxes for the year 2019 and thereafter, for tax parcel identification number 116 11 0 069.00, 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 of BARTHOLOMEW SUBDIVISION, as recorded in Plat Book 6250, Page(s) 478.

This is improved property located at 315 Walnut Drive 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 20th day of June, 2019.

The 315 Walnut Drive Trust, dated June 19, 2017

By: Julie Boos, Trustee
Julie Boos, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Julie Boos with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is a trustee of The 316 Walnut Drive Trust, dated June 19, 2017, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 20th day of June, 2019.

Notary Public

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