This instrument prepared by:
Hugh W. Entrekin
TUNE, ENTREKIN & WHITE, P.C.
4235 HILLSBORO PIKE STE 300
NASHVILLE TN 37215
TELEPHONE 615/ 930-0230

Karen Johnson Davidson County
Batch# 251326 DEEDWARR
07/02/2019 08:16:30 AM 5 pgs
Fees: $28.00 Taxes: $12,210.00
20190702-0064190

NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
TODD A. TRESSLER, II, Trustee	SAME	Map & Parcel: 144 13 0 019.00
4334 Chickering Lane		
Nashville, TN 37215		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $3,300,000.00.

AFFIANT

Subscribed and sworn to before me this 10th day of June, 2019

NOTARY PUBLIC

COMMISSION EXPIRES: 5/2/2022

SHAMECE BOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-2-2022

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Hugh W. Entrekin, Trustee, with full power in such trustee to sell, mortgage, lease, convey or otherwise alienate without the necessity of the joinder of any beneficiary ("Grantor") does hereby bargain, sell, transfer and convey unto **TODD A. TRESSLER, II, Trustee,** with full power in such trustee to sell, mortgage, lease, convey or otherwise alienate without the necessity of the joinder of any beneficiary ("Grantee") his successors and assigns, all his right, title and interest in and to property located in Davidson County, Tennessee and more particularly described as follows:

See Exhibit A attached hereto

TO HAVE AND TO HOLD said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said **TODD A. TRESSLER, II Trustee**, his successors and assigns, forever.

AND **Hugh W. Entrekin, Trustee**, does covenant with the said **TODD A. TRESSLER, II Trustee**, that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and that the same is unencumbered, except (i) current years taxes which are being prorated and will be paid by Grantee, (ii) The Plan of record in Book 2663, Pages 86 & 87, said Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and subject to all matters as set forth therein, (iii) Restrictive Covenants/Declaration of Covenants, Conditions, and Restrictions contained in instrument of record in Book 2810, Page 5 and as amended in Book 3096, Page 210 and further amended in Instrument Number 20080821-0086095, said Register's Office for Davidson County, Tennessee, and (iv) Sanitary Sewer Easement to Metro Government of record in Book 10224, Page 94 said Register's Office for Davidson County, Tennessee.

AND **Hugh W. Entrekin, Trustee** does further covenant and bind himself, his successors and assigns to warrant and forever defend the title to said land to the said **TODD A. TRESSLER, II Trustee**, his successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this General Warranty Deed has been executed this 10th day of June, 2019.

H.W.E. Trustee

Hugh W. Entrekin, Trustee

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 **Hugh W. Entrekin, Trustee,** 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 and official seal at Nashville, TN, on this 10th day of June, 2019.

NOTARY PUBLIC

My Commission Expires: 05/02/2022

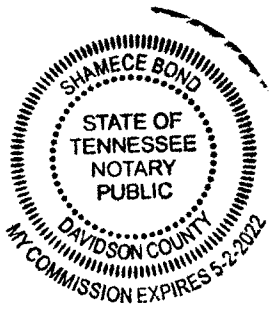


EXHIBIT A
LEGAL DESCRIPTION

TRACT I

LAND in Davidson County, Tennessee being Lot No. 20 on the Plan of Chickering Estates, Section I, of record in Book 2663, Pages 86 and 87, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
SAID Lot 20 fronts 283 feet on the easterly margin of Chickering Lane and extends back 402.2 feet on the northerly line and 256 feet on the southerly line to a broken line in the rear measuring 349.7 feet thereon.

TRACT II
LAND lying in the 34th Councilmanic District of Davidson County, Tennessee, being part of property conveyed to Ralph Owen, Jr., as of record in Book 3935, Page 804, Register's Office for said County, and more particularly described as follows: COMMENCING at an iron pin in the easterly margin of Chickering Lane, being the common westerly corner of Lots Nos. 20 and 21 on the Plan of Chickering Estates, Section I, as of record in Book 2663, Pages 86 and 87, said Register's Office; thence with the common line of Lots Nos. 20 and 21 in a southerly direction 256.0 feet, more or less, to an iron pin, the common easterly corner of Lots Nos. 20 and 21, the northwesterly corner of the Ralph Owen Jr. Property, and the beginning point of the herein described tract of land; thence continuing in the same and southeasterly direction with the extension of the common line between Lots Nos. 20 and 21, 271.9 feet, more or less, to a point in the westerly line of the J.B. Arlt, Jr. and wife, property, as of
record in Book 4373, Page 407, Register's Office for said County, thence with the westerly line of the J.B. Arlt, Jr. property, North 11 degrees 52 minutes West 199.1 feet, more or less, to an iron pin in the westerly line of a tract of land as of record in Book 4514, Page 299, Register's Office for said County; and the southeast comer of Lot No. 20; thence with the southerly line of Lot No. 20, South 58 degrees 17 minutes West 256.4 feet, more or less (264.7 feet by plat and by survey of John Kohl dated August 31, 1979) to a point of beginning. Containing 0.57 acres, more or less.

Being the same property conveyed to **Hugh W. Entrekin, Trustee** by deed from Jonathan Morphett and wife, Mary C. Morphett of record in Instrument No. 20190606-0054227, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Todd A. Tressler II, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Danielle Imbaratto, a notary public for this county and
Notary's Name

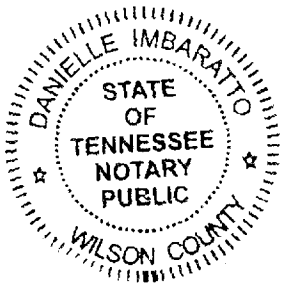
state, Todd A. Tressler II, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 10-6-21

NOTARY'S SEAL



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).