WARRANTY DEED

Karen Johnson Davidson County
Batch# 254064 DEEDWARR
07/09/2019 11:27:04 AM 2 pgs
Fees: $13.00 Taxes: $9,250.00

20190709-0066717

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,500,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS _____ DAY OF June, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William T. Chapman, IV, Trustee	New Owner	
(NAME)	(NAME)	
4925 Tyne Valley Boulevard		146-06-0-067.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MICHAEL C. WARREN AND WIFE, DENISE W. WARREN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WILLIAM T. CHAPMAN, IV, TRUSTEE OF THE 4925 TYNE VALLEY BLVD TRUST, DATED JUNE 14, 2019**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Parcel I; Land in Davidson County, Tennessee, being Lots No. 45 and 46 on the Plan of Treemont of record in Plat Book 6250, Pages 895, 896 and 897, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Parcel II: A permanent easement located upon Lot No. 44 on the Plat of Treemont, which Lot is shown of record in Plat Book 6250, page 897, Register's Office for Davidson County, Tennessee, which easement runs along the eastern boundary line of Lot No. 44 (which is the western boundary line of Lot No. 46) and which easement is more particularly described as follows:

Beginning at a point at the northeast corner of Lot No. 44 on the Plan of Treemont as recorded in Plat Book 6250, page 897, said Register's Office; thence with the east line of said Lot No. 44 south 05 deg. 50' 07" west, 246.50 feet to the southeast corner of Lot No. 44; thence with the northerly line of said Lot No. 45, south 61 deg. 19' 01" west 36.62 feet to a rock wall; thence running along said rock wall and severing the easterly portion of Lot No. 44, north 05 deg. 41' 46" east, approximately 266.43 feet to a point; thence south 84 deg. 39' 34" east, approximately 30.00 feet to the point of beginning, and containing approximately 0.17 acres.

Being the same property conveyed to Michael C. Warren and wife, Denise W. Warren, by Warranty Deed from J. T. Dubois and wife, Pam Dubois, of record in Instrument No. 20061003-0122728, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 4925 and 4931 Tyne Valley Boulevard, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 14th day of June, 2019

MICHAEL C. WARREN

DENISE W. WARREN

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 Michael C. Warren and Denise W. Warren, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of June, 2019.

Commission expires:

Notary Public

MONTGOMERY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires Nov 5, 2019