WARRANTY DEED

Karen Johnson Davidson County
Batch# 280852 **DEEDWARR**
09/05/2019 10:03:49 AM 3 pgs
Fees: $18.00 Taxes: $4,398.56

20190905-0089670

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 1,188,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF September, 2019.

Notary Public

MY COMMISSION EXPIRES: 10/23/2019
(AFFIX SEAL)

ELIZABETH LEVSEN STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY My Commission Expires 10-23-2019

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2019-GTE-132

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Arthur Newton Anderson, III Kimberly K. Anderson	SAME AS OWNER	117-13-0B-177.00
(NAME) 1007 Greenwich Park	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Billie Jean Pinson, Trustee of The Karole B. Pinson Bypass Trust UTA dated July 23, 2008** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Arthur Newton Anderson, III and Kimberly K. Anderson, husband and wife** (the "**Grantees**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit A attached hereto and incorporated by reference (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for the year 2019 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, (6) any unrecorded easements, or those imposed by operation of law, and (7) all other matters of public record. (the "**Permitted Exceptions**"):

This is improved property located at 1007 Greenwich Park, Nashville, TN 37215.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with

Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), its successors and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 3rd day of September, 2019.

GRANTOR:

The Karole B. Pinson Bypass Trust UTA dated July 23, 2008

By: Billie Jean Pinson, Trustee
Billie Jean Pinson, Trustee

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Billie Jean Pinson, Trustee of Karole B. Pinson, Bypass Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 3 day of September, 2019.

Notary Public

MATTHEW GARDNER NOGGLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

My Commission Expires: 3/8/2021

EXHIBIT A

Description of the Property

Lot 1007, ABBOTTSFORD, PHASE 2, as shown on plat of record in Instrument No. 20020305-0027572, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Maurice W. Pinson, Sr., Trustee of The Karole B. Pinson Bypass Trust UTA dated July 23, 2008, by Quit Claim Deed from Maurice W. Pinson, Sr., Trustee of The Karole B. Pinson Living Trust, established by the Revocable Trust Agreement of Karole B. Pinson, dated July 23, 2008, of record in Instrument No. 20100716-0055866, in the Register's Office of Davidson County, Tennessee, dated June 24, 2010, and recorded on July 16, 2010.

Being the same property conveyed to Karole B. Pinson and Maurice W. Pinson, Sr., Trustees of The Karole B. Pinson Living Trust, established by the Revocable Trust Agreement of Karole B. Pinson, dated July 23, 2008, by Warranty Deed from Karole B. Pinson, of record in Instrument No. 20080731-0078282, in the Register's Office of Davidson County, Tennessee, dated July 23, 2008, and recorded on July 31, 2008.