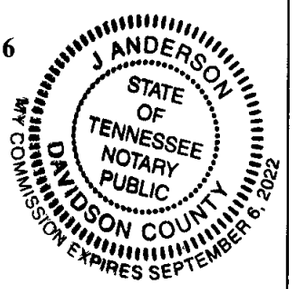
THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190621416



STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,144,000.00

Affiant

Subscribed and sworn to before me, this9th day of September, 2019.

Notary Public
My Commission Expires: _____

Karen Johnson Davidson County
Batch# 283203 **DEEDWARR**
09/10/2019 09:33:09 AM 2 pgs
Fees: $13.00 Taxes: $4,232.80

20190910-0091244

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Broderick Davis Clifford 712 Belle Meade Boulevard Nashville TN 37205	New Owner	Tax Parcel ID No. 130-06-0-031.00

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, **Nancy S. Rumsey and David E. Rumsey Successor Co-Trustees of the Revocable Trust Agreement of Peter E. Rumsey dated September 22, 2004 and Nancy S. Rumsey and David E. Rumsey Co-Trustees of the Marital Trust as established in the Revocable Trust Agreement of Peter E. Rumsey dated September 22, 2004** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Broderick Davis Clifford**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel ofland in Davidson County, Tennessee, more particularly describedas follows:

Land in Davidson County, Tennessee, being Lot No. 1 and the westerly part of Lot No. 2 on the Map of a subdivision of Lot No. 47 in Belle Meade, as of record in Book 421, page 169, Register's Office for said County, described as follows:

BEGINNING at a point in the southeast intersection of Belle Meade Boulevard and Sheppard Place; thence along the southerly margin of Sheppard Place, easterly 159.85 feet; thence southerly 255.5 feet, more or less, to a point in the southerly line of Lot No. 2, said point being 27.5 feet east of the common corner of Lots 1 and 2; thence along the southerly line of Lots 2 and 1, westerly 114.5 feet to the easterly margin of Belle Meade Boulevard; thence with the margin of the same, northerly 258.75 feet to the point of beginning.

Being the same property conveyed to PETER E. RUMSEY and wife, NANCY S. RUMSEY by deed from ROBERT M. ROY and JUNE SANDERS ROY, of record in Book 5619, page 396, dated June21, 1980, said Register's Office.

Being further conveyed to PETER E. RUMSEY, TRUSTEE UNDER REVOCABLE TRUST AGREEMENT OF PETER E. RUMSEY, DATED SEPTEMBER 22, 2004, by quitclaim deed from PETER E. RUMSEY and wife, NANCY S. RUMSEY, of record in Instrument No. 20040927-0116375, dated September 22, 2004, said Register's Office.

PETER E. RUMSEY, A/K/A PETER ELLIS RUMSEY died on or about January 20, 2018.

Upon the death of Peter E. Rumsey, the Trust Remainder of the Revocable Trust Agreement of Peter E. Rumsey being distributed to the Marital Trust. Nancy S. Rumsey and David S. Rumsey are the Trustees of the Marital Trust.

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.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 130-06-0-031.00.

If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Sanitary Sewer Easement of record in Book 5787, page 348, said Register's Office.

Easement Agreement of record in Instrument No. 20050104-0001169, said Register's Office.

Matters shown on the Plan of record in Plat Book 421, page 169, said Register's Office.

This is improved property located at712 Belle Meade Boulevard 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 realestate 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 this9th day of September, 2019.

Revocable Trust Agreement of Peter E. Rumsey dated September 22, 2004

By: Nancy S. Rumsey, Successor Co-Trustee

By: David E. Rumsey, Successor Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nancy S. Rumsey and David E. Rumsey**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are Successor Co-Trustees of the **Revocable Trust Agreement of Peter E. Rumsey dated September 22, 2004**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 9th day of September 2019.

Notary Public

My Commission Expires:_____

The Marital Trust as established in the Revocable Trust Agreement of Peter E. Rumsey

By: Nancy S. Rumsey, Successor Co-Trustee

By: David E. Rumsey, Successor Co-Trustee

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nancy S. Rumsey and David E. Rumsey**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are Co-Trustees of the **The Marital Trust as established in the Revocable Trust Agreement of Peter E. Rumsey 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 9th day of September 2019.

Notary Public

My Commission Expires:_____

KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022