PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
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Nashville, TN 37205
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Karen Johnson Davidson County
Batch# 320057 DEEDWARR
11/26/2019 09:40:56 AM 3 pgs
Fees: $18.00 Taxes: $12,043.50
20191126-0122074

Christy Wilkins Ivey

Percy Wilkins, Jr. (1933-2017)

W & I Ref: (DM) Title No.: 60725
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Shawn Lehman-Grimes Mayra Lehman-Grimes 4753 Post Road Nashville, TN 37205	New Owner

TAX MAP PARCEL NUMBERS: 11602001400

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$3,255,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Harold Edward Jackson, III, Frances J. Ambrose, Kathleen Jackson Estes, SunTrust Bank, Trustee, H.G. Hill & F.H. Caldwell Consolidated for Anne Caldwell Parsons, and SunTrust Bank, Trustee, H.G. Hill & F.H. Caldwell Consolidated for Wentworth Caldwell,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **Shawn Lehman-Grimes and Mayra Lehman-Grimes, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, described as follows:
A Tract of land off the southwesterly corner of Mamie W. Hill tract, formerly Cude and Lipscomb tract, beginning at the corner of a stone wall on the new line of the Harding Road, being the southwesterly corner of said tract; being also a corner to the Fletcher tract; thence running with Fletcher & Hill line north 64 degrees 08 minutes west, 1349 feet to a stake at the northerly side of a post; thence north 38 degrees 30 minutes East 734.5 feet to a stake; thence south 50 degrees 30 minutes East 531 feet to a stake; thence south 43 degrees 25 minutes East 776.5 feet to a stake on the new line of the Harding Road; thence following the stone wall with its curved line in a southwesterly direction 322.3 feet to the beginning, including and excluding the area of the Nashville, Chattanooga & St. Louis Railway. A right of way for an avenue 50 feet wide is reserved through the above described property from Harding Road thence in a northwesterly direction t the land in the rear of this property, said avenue or road to be located satisfactorily to the trustee.

Subject property is also known as :
Land in Davidson County, Tennessee, being part of Lot No. 4 on the Plan of Caldwell Acres of record in Book 4460, page 56, Register's Office for said County, to which Plan reference is made for a complete description.

And also conveyed without warranties of title is that portion of Fransworth Drive, closed by Ordinance No. BL 2012-90 and BL 2014-984 of the Metropolitan Government of Nashville and Davidson County, Tennessee lying along the southerly line, adjacent to subject property.

Together with and subject to Access Easement Agreement of record in Inst No. 20150202-0009654, said Register's Office.

Being part of the same property conveyed to The Nashville Trust Company, as successor trustee under the Trust Agreement dated December 31, 1931, by and between Horace G. Hill and wife, Mamie W. Hill, and The Nashville and American Trust Company, by Deed dated August 4, 1934, from The Nashville and American Trust Company, of record in Deed Book 939, page 419, Register's Office for Davidson County, Tennessee. Through a series of mergers and acquisitions, The Nashville Trust Company was merged into Third National Bank who then merged and became SunTrust Bank. SunTrust Bank is the current trustee. By Quitclaim Deed dated June 28, 2018, recorded November 27, 2018, of record in Inst. No. 20181127-0115517, said Register's Office, SunTrust Bank, Nashville, Trustee under Agreement with H. G. Hill and F. H. Caldwell Consolidated for F. Caldwell Jackson (Per Agreed Order dated April 12, 1995) owning a thirty-three and 33/100 percent (33.33%) undivided interest conveyed to Harold Edward Jackson, III, Frances J. Ambrose, and Kathleen Jackson Estes, each an eleven and 11/100 percent (11.11%) undivided interest in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2020, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 4460, page 56, said Register's Office; Subject to the right of way of the CSX Railroad along the rear of subject property; Easement for the flow of Richland Creek over so much of the premises as may be therein; Lack of direct access to a publicly dedicated right of way; Access Easement Agreement of record in Inst. No. 20160202-0009654, said Register's Office; Easements retained by the Metropolitan Government of Nashville and Davidson County by Ordinance No. BL 2014-984 and BL 2012-90 closing, vacating, and abandoning Fransworth Drive located adjacent to subject property; Right of Way as contained in Deeds of record in Inst. No. 20181127-0115517 and in Book 939, page 419, said Register's Office; Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Book 8223, page 638, in the Register's Office for Davidson County, Tennessee, and the terms and provisions contained therein.

This is improved property, known as 4753 Post Road, Nashville, TN 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 22nd day of November, 2019.

Harold Edward Jackson, III

Frances J. Ambrose

Kathleen Jackson Estes

H.G. Hill & F.H. Caldwell Consolidated for Anne Caldwell Parsons
(Per Agreed Order Dated April 12, 1995) QSST
By: SunTrust Bank, Trustee

By: _____
Brandon G. Emrick, Vice President
Wealth Management

H.G. Hill & F.H. Caldwell Consolidated for Wentworth Caldwell
(Per Agreed Order Dated April 12, 1995) QSST
By: SunTrust Bank, Trustee

By: _____
Brandon G. Emrick, Vice President
Wealth Management

State of Tennessee

County of Davidson

On this 22nd day of November, 2019, before me the undersigned authority, personally appeared **Harold Edward Jackson, III,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

On this 22nd day of November, 2019, before me the undersigned authority, personally appeared **Frances J. Ambrose**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

On this 22nd day of November, 2019, before me the undersigned authority, personally appeared **Kathleen Jackson Estes**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

State of Tennessee

County of Davidson

On this 22nd day of November, 2019, before me, the undersigned, personally appeared **Brandon G. Emrick,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as **Vice President Wealth Management**(or other officer authorized to execute this instrument) of **SunTrust Bank as Trustee of H.G. Hill & F. H. Caldwell Consolidated for Anne Caldwell Parsons, (Per Agreed Order Dated April 12, 1995) QSST and also H.G. Hill & F. H. Caldwell Consolidated for Wentworth Caldwell, (Per Agreed Order Dated April 12, 1995) QSST,** the within named bargainor, a company, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the company as such officer.

My Commission Expires: CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary Public

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $3,255,000.00.

Affiant

Sworn and subscribed before me this 25 day of November, 2019.

My Commission Expires: 12/1/2020

Notary

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY