RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-45829

Karen Johnson Davidson County
Batch# 324090 DEEDWARR
12/03/2019 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $7,030.00
20191203-0124590

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

CRT File No. 191023439

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,900,000.00.

Affiant

Subscribed and sworn to before me, this 2nd day of December, 2019.

Notary Public
My Commission Expires: 2-21-22

STATE OF TENNESSEE NOTARY PUBLIC KIMBERLY D. HICKS WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
K. Thomas Sidwell, Trustee 4 Morningside Nashville, TN 37215	New Owner	Tax Parcel ID No. 144-025.00

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, **Tonya L. Cumbee, unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **K. Thomas Sidwell, Trustee of the 6005 Hillsboro Road 2019 Revocable Trust dated November 6, 2019**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 17 and the "County School Lot" as shown on the Plan of Bransford Realty Company's Forest Hills Subdivision as of record in Book 547, Page 140, Register's Office for said County, and described as follows:

Beginning at a point in the Northwesterly margin of Hillsboro Road, as widened, at the common corner of Lots 16 and 17 on said plan; thence with the line between said lots, North 54° West 943 feet to the common rear corner of said lots; thence along the line of Lot No. 17 and the "County School Lot", South 86° East 1137 feet to the Northwesterly margin of Hillsboro Road; thence along the margin of said road, Southwesterly 595.6 feet to the point of beginning.

Being the same property conveyed to Tonya L. Cumbee, unmarried woman by Warranty Deed from SFRH Holdings, LLC, a Tennessee limited liability company, recorded on the 4th day of August, 2017 in Instrument No. 20170804-0079573, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRANSFORD REALTY COMPANY'S FOREST HILLS SUBDIVISION, as recorded in Plat Book 547, Page(s) 140, in the Register's Office of Davidson County, Tennessee.

Easement for Sewer/Storm Drainage, recorded in Book 7959, Page 652, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 6001 and 6005 Hillsboro Pike Nashville TN 37215

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 real estate 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 this 2nd day of December, 2019.

Tonya L. Cumbee, by Kate Rosenthal, Attorney In Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Tonya L. Cumbee and that she is authorized by Tonya L. Cumbee to execute this instrument on her behalf.

Witness my hand, at office, this 2nd day of December, 2019.

Notary Public

My Commission Expires: _____

MCKENZIE TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 17, 2020

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., do hereby make oath that I am a licensed attorney and/or the 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.

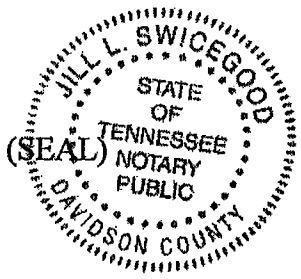
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

900