Karen Johnson Davidson County
Batch# 330937 DEEDWARR
12/17/2019 02:11:30 PM 3 pgs
Fees: $18.00 Taxes: $6,364.00
20191217-0130225

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 191123632**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,720,000.00. Affiant Subscribed and sworn to before me, this 13th day of December, 2019. Notary Public My Commission Expires: _____

WARRANTY DEED

Address New Owner: Steven T. Morris, Trustee of The 4026 Russellwood Drive Trust dated November 27, 2019 204 South 11th Street Nashville, TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 132-01-0-129.00

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, **New Beginnings Enterprises, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Steven T. Morris, Trustee of The 4026 Russellwood Drive Trust dated November 27, 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. 76 on the Plan of Plan of Rolling Meadows of record in Plat Book 1424, Page (s) 98 and 99, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to New Beginnings Enterprises, LLC, a Tennessee Limited Liability Company by Warranty deed from Miriam S. Baird and James L. Sisk, Jr., as Trustee of the Miriam H. Wright Living Trust, Established by the Revocable Trust Agreement of Miriam H. Wright, dated February 25, 2008 of record in Instrument No. 20181011-0100890 Register's Office for Davidson County, Tennessee, dated October 09, 2018 and recorded on October 11, 2018.

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.

Taxes for the year 2020, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 1424, Page (s) 98 and 99, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 6658, Page 135, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Easement of record in Book 1141, Page 378, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 4026 Russellwood Drive Nashville TN 37204

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

New Beginnings Enterprises, LLC

BY: _____
Stewart D. Bronson, Jr., Authorized Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Stewart D. Bronson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Agent (or other officer authorized to execute the instrument) of New Beginnings Enterprises, LLC, the within named bargainor, and that he as such Authorized Agent has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid Authorized Agent.

Witness my hand and official seal, at office in Brentwood, Tennessee, on this 13th day of December, 2019.

_____
Notary Public

CHAD I. PEARMAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of TN
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022