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

**CRT File No. 200124279**

Karen Johnson Davidson County
Batch# 345333 DEEDWARR
01/21/2020 08:23:03 AM 2 pgs
Fees: $13.00 Taxes: $7,307.50

20200121-0006698

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is: $1,975,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of January, 2020.

Notary Public
My Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

# WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Greg A. Betterton, Trustee<br>124 Brookfield Avenue<br>Nashville TN 37205 | New Owner | Tax Parcel ID No.<br>130 05 0 143.00 |

**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, **Bryan Frist and Elizabeth Frist, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Greg A. Betterton, Trustee of the Brookfield Land Trust, dated January 7, 2020** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Lot 11, 2ND REVISED PLAN, HIGHLANDS OF BELLE MEADE No. 2, BLOCKS E - L, as shown on plat of record in Plat Book 1130, Page 71 and 72, 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 Bryan Frist and Elizabeth Frist, husband and wife, by Warranty Deed from Castle Land Company, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20141110-0103389, in the Register's Office of Davidson County, Tennessee, dated November 5, 2014 and recorded on November 10, 2014.

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 2ND REVISED PLAN, HIGHLANDS OF BELLE MEADE No. 2, BLOCKS E - L, as recorded in Plat Book 1130, Page(s) 71 and 72.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 2ND REVISED PLAN, HIGHLANDS OF BELLE MEADE No. 2, as recorded in Plat Book 843, Page(s) 18.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 2ND REVISED PLAN, HIGHLANDS OF BELLE MEADE No. 2, BLOCKS A - D, as recorded in Plat Book 1130, Page(s) 62.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of 2ND REVISED PLAN, HIGHLANDS OF BELLE MEADE No. 2, BLOCKS Y & Z, as recorded in Plat Book 1130, Page(s) 63.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1361, Page 210.

This is improved property located at 124 Brookfield Avenue 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 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 15th day of January, 2020.

Bryan Frist by Will Chapman Attorney in Fact

Bryan Frist
By: Will Chapman, Attorney in Fact

Elizabeth Frist by Will Chapman Attorney in Fact

Elizabeth Frist
By: Will Chapman, 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, Will Chapman with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Bryan Frist and Elizabeth Frist and that he is authorized by Bryan Frist and Elizabeth Frist to execute this instrument on their behalf.

WITNESS my hand, at office, this 15th day of January, 2020.

Virginia Anderson

Notary Public

My Commission Expires: _____

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021