THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 200124280** Karen Johnson Davidson County Batch# 345337 **DEEDWARR** 01/21/2020 08:25:14 AM 2 pgs Fees: $13.00 Taxes: $8,843.00 20200121-0006703	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,390,000.00. Affiant Subscribed and sworn to before me, this 14th 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:
Indy Bindy Revocable Trust	Indy Bindy Revocable Trust	Tax Parcel ID No.
5133 Harding Pike, Box 308	5133 Harding Pike, Box 308	13105003600
Nashville, TN 37205	Nashville, TN 37205	

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, **Rex Warren Living Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Indy Bindy Revocable Trust**, ("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 30, RUSSWOOD HEIGHTS, as shown on plat of record in Plat Book 2133, Page 13, amended in Instrument No. 20101228-0102945, 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 MJF Living Trust by Warranty Deed from Charles Rogan Allen, unmarried, recorded on the 30th day of November, 2009 in Instrument No. 20091130-0109108, 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.

This is improved property located at 3540 Trimble Road 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 14th day of January, 2020.

REX WARREN LIVING TRUST

James T. Murphy, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James T. Murphy, with whom I am personally acquainted, and who acknowledged that he is the Trustee of the Rex Warren Living Trust and executed the within instrument with authority and for the purposes therein contained.

Witness my hand, at office, this 14th day of January, 2020.

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022