Karen Johnson Davidson County
Batch# 354589 DEEDWARR
02/06/2020 03:48:23 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20200206-0014190

FROM: Hannah Dennison
TO: Dolly Parton Dean, Trustee of the D.P. Dean Trust under Agreement amended and restated February 5, 2009

Address New Owner as follows:	Send Tax Bills to:	Map-Parcel No.
Dolly Parton Dean, Trustee c/o Gelfand, Rennert & Feldman, LLC 1880 Century Park East, #1600 Los Angeles, CA 90067	(Same)	Map 52-7 Parcel 100

THIS INSTRUMENT PREPARED BY: Waller Lansden Dortch & Davis, LLP, Stephen C. Baker, Esq., 511 Union Street, Suite 2700, Nashville, Tennessee 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $250,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of ~~January~~ February, 2020.

Notary Public
My Comm. Expires: 5-2-2022

LINDA J. BOGGESS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 2, 2022

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Hannah Dennison, a single woman, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto Dolly Parton Dean, Trustee of the D.P. Dean Trust under Agreement amended and restated February 5, 2009, hereinafter called "GRANTEE", her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> A certain tract or parcel of land located in Madison, Metropolitan Nashville, Davidson County, Tennessee being bounded on the North by Tennessee Conference Assoc. Seventh Day Adventist and Tennessee Christian Medical Center on the East by Robert DuBose on the South by Sanitarium Road and on the West by Lot 4 Christian Subdivision Sanitarium Road and being described according to a boundary survey of various properties Sanitarium Road for Madison Academy dated 8-16-90 by M & K Surveying (Frank Neely

Tennessee R.L.S. number 1493 and shown on a mortgage loan inspection by Campbell, McRae & Associates Surveying Inc. dated 9-26-00 (John Hood TN R.L.S. Number 1838) more particularly as follows:

Beginning at a point on the Northerly margin of Sanitarium Road, said point being located 648.45 feet from the Northerly margin of Neely's Bend Road and being the Southeast corner of Lot 4 Christian Subdivision Sanitarium Road (Book 8250, page 561, Register's Office for Davidson County, Tennessee) and the Southwest corner of the herein described land; thence leaving said Northerly margin of Sanitarium Road with said Lot 4, North 34 degrees 35' 21" West 150.00 feet to a point; thence North 48 degrees 40 minutes 26 seconds West 67.66 feet to a point in the Southerly line of the Tennessee Conference Assoc. Seventh Day Adventist Land (Book 7231, Page 239, Register's Office for Davidson County, Tennessee); thence with said Southerly line, North 54 degrees 43 minutes 59 seconds East 105.5 feet to a point in the line of the Tennessee Christian Medical Center Land (Book 8393, Page 111, Register's Office for Davidson County, Tennessee); thence with said Medical Center Land North 68 degrees 29 minutes 35 seconds East 28.78 feet to the Northwest corner of the Robert DuBose Land (Book 8443, Page 681, Register's Office for Davidson County, Tennessee); thence with said DuBose, South 29 degrees 46 minutes 03 seconds East (passing the North edge of a 20' x 90' ingress/egress easement for said DuBose and the herein described land, 133.58 feet for a total distance of 233.58 feet to a point in the Northerly margin of said Sanitarium Road; thence with said margin South 64 degrees 34 minutes 00 seconds West 30.29 feet to a point; thence with a curve to the left radius=710.37 feet Tangent=34.21 feet delta angle of 05 degrees 30 minutes 51 seconds for a length of 68.37 feet to the point of beginning containing 24355.34 Sq. Ft. or 0.56 acres more or less.

Being the same property conveyed to Hannah Dennison, a single woman, by deed from William F. Scott, II, unmarried, of record as Instrument No. 20151120-0117836, said Register's Office.

Said property is transferred subject to the following:

1. Property taxes for 2020 and subsequent years.

2. Sanitary Sewer and/or Storm Drainage Easement, of record in Book 9377, page 164, said Register's Office.

This is improved property located at 113 Sanitarium Road, Madison, Tennessee 37115.

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, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized 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; and GRANTOR does further covenants and binds herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 5th day of ~~January~~ February HD, 2020.

Hannah Dennison

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Hannah Dennison, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 5th day of ~~January~~ February, 2020.

My Commission Expires: 3/7/23

NOTARY PUBLIC

JEANETTE L. RAMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.