6

WARRANTY DEED

Karen Johnson Davidson County
Batch# 359085 DEEDWARR
02/18/2020 09:50:00 AM 2 pgs
Fees: $13.00 Taxes: $10,175.00

20200218-0017667

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,750,000.00

Affiant Sheila L. Mahoney

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF FEBRUARY, 2020.

Notary Public Theresa L. Smith

MY COMMISSION EXPIRES: 9/6/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jason Fridenstine solely as Trustee of the West World Trust	Jason Fridenstine solely as Trustee of the West World Trust	13003005500
(NAME)	(NAME)	
2300 Charlotte Avenue, Suite 103	2300 Charlotte Avenue, Suite 103	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **C. J. Gideon Jr., and wife and Cecile P. Gideon,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Jason Fridenstine soley as Trustee of the West World Trust** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 2 on the Final Plat of Chernau-Paine Subdivision as of record in Book 8250, Page 78, Register's Office for Davidson County, Tennessee as amended by the Final Plat of the resubdivision of Lot 2, Chernau-Paine Subdivision of record and part of Lot No. 166 and all of Lot No. 168 on the Plan of a part of Royal Oaks Land Company's Subdivision of the Baker Tract in Book 421, Pages 102 and 103, said amended Plat being of record in Instrument No. 20090116-0004172, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to C. J. Gideon and wife, Cecile P. Gideon by deed dated February 7, 1992 from Stanley M. Chernau and wife, Elizabeth J. Chernau and Grace Benedict Paine, unmarried of record in Book 8547, Page 852, Register's Office for Davidson County, Tennessee. Further conveyed to C. J. Gideon and wife Cecile P. Gideon by Quitclaim Deed dated June 10, 1992 from Barrett B. Sutton, Jr., Trustee, of record in Book 8651, Page 408, said Register's Office and further conveyed to C. J. Gideon and wife, Cecile P. Gideon as Tenancy in common by Quitclaim Deed dated February 5, 1995 from Michael D. Sontag of record in Book 9607, Page 420, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 624 Westview Avenue, Nashville, TN 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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/our hands this **13th** day of **February, 2020.**

C. J. Gideon Jr.

Cecile P. Gideon

State of Tennessee
County of Davidson

On this 13th day of February, 2020, before me, a Notary Public, within and for the State and County aforesaid, personally appeared C. J. Gideon Jr. and Cecile P. Gideon, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that they executed the within instrument for the purposes therein contained as their free act and deed.

Witness my hand and official seal this 13th day of February, 2020.

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 20-McCready

I. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN