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

CRT File No. 191123782

Karen Johnson Davidson County
Batch# 364562 **DEEDWARR**
02/27/2020 11:00:15 AM 2 pgs
Fees: $13.00 Taxes: $23,125.00

20200227-0021897

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $6,250,000.00

Affiant

Subscribed and sworn to before me, this 13th day of February, 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:
Michael D. Sontag, Trustee 4400 Chickering Lane Nashville, TN 37215	New Owner	Tax Parcel ID No. 144 06 0 010.00

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, **Michael D. Sontag, Trustee of the CLN30 Trust dated November 19, 2012** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael D. Sontag, Trustee of the 7x70 Trust dated January 9, 2020**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

County of Davidson, State of Tennessee, and more particularly described as follows:

Tract I:
Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Miller Subdivision, as of record in Plat Book 7900, Page 34, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Tract II:
Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Miller Subdivision, as of record in Plat Book 7900, Page 34, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Michael D. Sontag, Trustee of the CLN30 Trust dated November 19, 2012 by Quitclaim Deed from Michael D. Sontag, Trustee, pursuant to a trust dated November 19, 2012, recorded on the 30th day of September, 2014 in Instrument No. 20140930-0089969, 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.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

City of Belle Meade taxes for the year 2020 and thereafter, for tax parcel identification number 144 06 0 010.00; 144 06 0 039.00, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann., Sec. 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MILLER SUBDIVISION, as recorded in Plat Book 7900, Page(s) 34, in the Register's Office of Davidson County, Tennessee.

Easement for Sanitary Sewer, recorded in Book 5818, Page 881 and Book 5832, Page 955, in the Register's Office of Davidson County, Tennessee.

Easement recorded in Book 2749, Page 371 and Book 3096, Page 205, in the Register's Office of Davidson County, Tennessee.

This is improved property located at: 4400 Chickering Lane, 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 6th day of February, 2020.

Michael D. Sontag, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael D. Sontag, with whom I am personally acquainted, and who acknowledged that he is the Trustee of the CLN30 Trust referenced herein and executed the within instrument as such Trustee with authority and for the purposes therein contained.

Witness my hand, at Office, this 6th day of February, 2020.

Notary Public

My commission expires: November 8, 2021

