THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 200325400** Karen Johnson Davidson County Batch# 371180 **DEEDWARR** 03/11/2020 03:01:40 PM 2 pgs Fees: $13.00 Taxes: $2,035.00 20200311-0027483	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $550,000.00. Affiant Subscribed and sworn to before me, this 10th day of March, 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: Michael D. Sontag, Trustee 150 Third Avenue South, Suite 2800 Nashville, TN 37201	Send Tax Bills To: Michael D. Sontag, Trustee 150 Third Avenue South, Suite 2800 Nashville, TN 37201	Tax Information: Tax Parcel ID No. 145 00 0 142.00

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, **David Mason, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michael D. Sontag, Trustee, with full power to sell, transfer, convey, mortgage, lease or otherwise encumber without the joinder or consent of any Beneficiary or other party** ("Grantee"), 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 4, Consolidation Plat of Lots 3, 4, and 5, Sunset Hills Terrace Subdivision, as shown on plat of record in Instrument No. 20040811-0097105, 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 David Mason by Warranty Deed from Steven B. Chapman, married, of record in Instrument No. 20131213-0126304, in the Register's Office of Davidson County, Tennessee, dated December 12, 2013 and recorded on December 13, 2013.

Said property was never the primary, marital residence of Grantor.

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.

Davidson County, Tennessee 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. Sec. 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Consolidation Plat of Lots 3, 4, and 5, Sunset Hills Terrace Subdivision, as recorded in Instrument No. 20040811-0097105.

Declaration of Covenants, Conditions and Restrictions recorded in Book 9579, Page 893, corrected in Book 9591, Page 373 and amended in Book 9591, Page 376.

This is unimproved property located at: 2037 Sunset Hills Terrace, 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 10th day of March, 2020.

David Mason

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David Mason, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of March, 2020.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-08-2022