35396

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35396-03-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $3,600,000.00. Affiant Subscribed and sworn to before me this 2nd day of April, 2020. Notary Public My Commission Expires: October 2, 2023

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Elizabeth Stern 1410 Chickering Road Nashville, TN 37215	Elizabeth Stern 1410 Chickering Road Nashville, TN 37215	Map and Parcel No.: 144 05 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, **Linda W. Dale, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Elizabeth Stern** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1410 Chickering Road, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 381982 DEEDWARR
04/06/2020 12:42:30 PM 4 pgs
Fees: $23.00 Taxes: $13,320.00
20200406-0036297

IN WITNESS WHEREOF, Grantor has executed this instrument on the 2nd day of April, 2020.

Linda W. Dale by Lezley H. Dale, her Attorney-in-Fact

Linda W. Dale, by Lezley H. Dale, her Attorney-in-Fact pursuant to Durable Power of Attorney recorded April 22, 2019 as Instrument No. 20190422-0036715

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lezley H. Dale, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Linda W. Dale, and she is authorized by Linda W. Dale to execute this instrument on her behalf.

Witness my hand, at office, this 2nd day of April, 2020.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

Notary Public

My Commission Expires:

EXHIBIT "A"

A tract of land in the 7th, formerly the 11th, Civil District of Davidson County, Tennessee, being part of Block "J", on the Map of Belle Meade Subdivision No. 2, as of record in Book 421, page 51, Register's Office for said County, and part of a tract of land know as the Page Land, adjoining Belle Meade on the south and described according to a survey made by Z.J. Wilkinson, Surveyor, February 17, 1949, as follows:

BEGINNING at a stake on the southeasterly margin of Belle Meade Pike at a point 850 feet southwest of the southwesterly margin of Chickering Lane; thence with said Pike, South 51 deg. 30' West 100 feet; South 54 deg. 30' West 100 feet, South 57 deg. 30' West 100 feet; South 58 deg. west 21 feet to a stone pier in the northeasterly line of the Parrish and Craig tract; thence with said tract South 33 deg. 30' east 560 feet; thence with a fence South 4 deg. west 229 feet to a stake; thence south 85 deg. east 465 feet; thence North 44 deg. 30' east 170 feet to a stake; thence North 37 deg. 30' West 1008 feet to the beginning; containing 8.40 acres, more or less.

Being the same property conveyed to Linda W. Dale, as to an undivided fifty percent (50%) interest, by Special Warranty Deed dated December 16, 1994 from Corinne W. Brothers, James R. King, Jr., and Matthew A. King, as Co-Trustees of The Trust Named The Corinne W. Brothers Trust Established Under The Will of Naomi B. Williams of record in Book 9551, page 29, Register's Office for Davidson County, Tennessee and also by Special Warranty Deed dated October 23, 1996 from SunTrust Bank, Nashville, N.A. (formerly Third National Bank in Nashville) and Linda W. Dale, as Co-Trustees of The Trust Named The Linda W. Dale Trust Established Under The Will of Naomi B. Williams, of record in Book 10241, page 17, Register's Office for Davidson County, Tennessee, as to an undivided six and 37/100ths percent (6.37%) interest. By Trustee's Quitclaim Deed dated March 24, 2016 of record in Instrument No. 20160415-0035947, Register's Office for Davidson County, Tennessee, SunTrust Bank, Nashville, N.A. and Linda W. Dale, as the sole Co-Trustees of the Linda W. Dale Trust established under the Will of Naomi B. Williams conveyed all of their remaining interest in subject property to Linda W. Dale.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable. Map and Parcel No. 144 05 0 010 00.
2. All matters appearing on the Plan of record as Book 421, page 51, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 5998, page 635, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

