Karen Johnson Davidson County
Batch# 414871 DEEDWARRSP
06/15/2020 01:03:12 PM 3 pgs
Fees: $18.00 Taxes: $12,950.00
20200615-0061082

THIS INSTRUMENT PREPARED BY: Catherine H. Gwyn **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South Suite 1700 Nashville, TN 37201	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $3,500,000.00. **Affiant** Subscribed and sworn to before me, this 1st day of June, 2020. Notary Public My Commission Expires: _____

ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Address New Owner As Follows:
William T. Champan, Trustee,
Easy Eye Sound Trust
PO Box 340020
Nashville, TN 37203

Send Tax Bills To:
New Owner

Map-Parcel Number:
105-02-0-448

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Chelsea Enterprises, LLC, a Tennessee limited liability company**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **William T. Chapman, IV as Trustee under the Amended and Restated Trust**

Agreement for Easy Eye Sound Trust dated May 29th, 2020, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Section Seventy-Six, Edgehill Estates, of record in Book 4715, page 107, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Chelsea Enterprises, LLC, by deed from Jack B. Phelps and wife, Louisa Phelps, of record as Instrument No. 20060731-0092673, dated July 31, 2006, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2020 taxes, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 4715, Page 107, Register's Office for Davidson County, Tennessee.

3. Easement set forth in Restrictive Covenants contained in instrument of record in Book 5358, Page 44, Register's Office for Davidson County, Tennessee.

This is improved property known as: 924 8th Avenue South, Nashville, TN.

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, its successors and assigns, forever; and Grantor covenants with the said Grantee that it 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 further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever, arising by, through or under the Grantor, but not further or otherwise.

{Signature page to follow}

WITNESS my hand this 1st day of June, 2020.

CHELSEA ENTERPRISES, LLC,
a Tennessee limited liability company

By: _____
Clint Layne, Chief Manager

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Clint Layne, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 1st day of June, 2020.

_____
Notary Public

My Commission Expires: 5-7-24

CATHERINE H GWYN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

811512.1/020191110