Karen Johnson Davidson County
Batch# 419614 DEEDWARR
06/18/2020 04:15:30 PM 3 pgs
Fees: $18.00 Taxes: $3,607.50
20200618-0064837

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TN2013694

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $975,000.00.

AFFIANT

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~12th~~ 16th day of June, 2020.

NOTARY PUBLIC

My commission expires: OCT 2 0 2020

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barnaby Nardella and Katharine Alexander 1907 Benjamin Street Nashville, TN 37206	Chase 3000 South Grand Avenue Los Angeles, CA 90071	083-02-0-362.00

FOR AND IN CONSIDERATION of the sum of Nine Hundred Seventy Five Thousand and 00/100 Dollars ($975,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **ROGER DUANE CLARK, TRUSTEE OF THE PROVERBS LAND TRUST, UNDER AGREEMENT DATED JULY 5, 2017**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BARNABY NARDELLA AND KATHARINE ALEXANDER, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Beaumont Place, Lots 68 and 69, Revision 1, as of record in Instrument #20140523-0044646, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Roger Duane Clark, Trustee of the Proverbs Land Trust, under Agreement dated July 5, 2017, from George Mudter, Jr., Trustee of the 1907 Benjamin Land Trust, under Agreement dated September 15, 2015, by Warranty Deed dated July 20, 2017, and recorded July 21, 2017 in Instrument #20170721-0073851, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 1907 Benjamin Street, Nashville, TN 37206, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that he is lawfully seized and possessed of said real estate; that he have a good right to convey the same; and that it is unencumbered except by lien of the 2020 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenants and binds himself, his heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 12th day of June, 2020.

ROGER DUANE CLARK, TRUSTEE OF THE PROVERBS LAND TRUST, UNDER AGREEMENT DATED JULY 5, 2017

R D C Trustee

ROGER DUANE CLARK, TRUSTEE

STATE OF
COUNTY OF

Personally appeared before me, a Notary Public, of said County and State, Roger Duane Clark, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of The Proverbs Land Trust, under Agreement dated July 5, 2017, the within named bargainor and that he as such Trustee, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself, as Trustee.

WITNESS my hand and seal, this the 12th day of June, 2020.

COLLIE S. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

Collie S. McGinty
Notary Public
My commission expires: 11-08-21

True Copy Certification

I, KRISTEN TRAINI, 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 executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

