THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200627923

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,587,500.00.

Affiant

Subscribed and sworn to before me, this 15th day of July, 2020.

Notary Public
My Commission Expires: ___

Karen Johnson Davidson County
Batch# 441533 **DEEDWARR**
07/21/2020 10:34:00 AM 2 pgs
Fees: $13.00 Taxes: $5,873.75

20200721-0079914

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Adrien Good, Trustee P.O. Box 340020 Nashville, TN 37203	New Owner	Tax Parcel ID No. 105 13 0 116.00

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, **Jeffrey P. Zwerner and Barbara M. Zwerner, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Adrien Good, Trustee of The Elmwood Trust, dated June 22, 2020** ("Grantees"), 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 the Westerly one-half (1/2) Lot No. 77 on the Plan of Belmont Land Co's Plan Showing Sub of 10 Acres and Resub of Lots 1-6 & 20-25, as shown on plat of record in Plat Book 421, Page 34, in the Register's Office for Davidson County, Tennessee. Said Part of Lot No. 77 fronts 50 feet on the Southerly margin of Elmwood Avenue, and extends back parallel lines 188 feet to the Northerly margin of 23 foot alley.

Being the same property conveyed to Jeffrey P. Zwerner and Barbara M. Zwerner, husband and wife, by Warranty Deed from Joseph Green, of record in Instrument No. 20100709-0054037, in the Register's Office of Davidson County, Tennessee, dated July 07, 2010 and recorded on July 09, 2010.

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.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Belmont Land Co's Plan Showing Sub of 10 Acres and Resub of Lots 1-6 & 20-25, as recorded in Plat Book 421, Page(s) 34.

This is improved property located at 1503 Elmwood Avenue Nashville TN 37212

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 15th day of July, 2020.

Jeffrey P. Zwerner By Barbara Zwerner Attorney in Fact
Jeffrey P. Zwerner
By: Barbara M. Zwerner, Attorney in Fact

Barbara Zwerner
Barbara M. Zwerner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Barbara M. Zwerner, 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 Jeffrey P. Zwerner and that she is authorized by Jeffrey P. Zwerner to execute this instrument on his behalf.

WITNESS my hand, at office, this 15th day of July, 2020.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022