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

CRT File No. 200728383

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: $610,000.00.

Affiant

Subscribed and sworn to before me, this 17th day of July, 2020.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner: Coyle Hardie Foundation, LLC. C/O Wiatr & Associates P.O. Box 331847 Nashville, TN 37203	Coyle Hardie Foundation, LLC. C/O Wiatr & Associates P.O. Box 331847 Nashville, TN 37203	Tax Information: Tax Parcel ID No. 118 01 0 173.00

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, **Gary N. Bishop, Jr. and Sarah K. Bishop, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Coyle Hardie Family Foundation, LLC, a Tennessee limited liability company** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Being Lot No. 78, on the Map of Dr. L.G. Noel's Second Subdivision of Idlewild, as of record in Book 332, Page 77, Register's Office for Davidson County, Tennessee.

Said Lot No. 78 fronts 50 feet on the Southerly side of Pope Avenue and runs back between parallel lines with the Westerly margin of an unnamed street, 150 feet to an alley.

Being the same property conveyed to Gary N. Bishop, Jr. and wife, Sarah K. Bishop, by Warranty Deed from Gary N. Bishop, Sr., married, of record in Instrument No. 20151116-0115779, in the Register's Office of Davidson County, Tennessee, dated November 10, 2015 and recorded on November 16, 2015.

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 Dr. L.G. Noel's Second Subdivision of Idlewild, as recorded in Plat Book 332, Page(s) 77.

This is improved property located at 1101 Paris Avenue Nashville TN 37204

Karen Johnson Davidson County
Batch# 443238 **DEEDWARR**
07/23/2020 01:12:08 PM 2 pgs
Fees: $13.00 Taxes: $2,257.00

20200723-0081227

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 17th day of July, 2020.

Gary N. Bishop, Jr.

Sarah K. Bishop

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Gary N. Bishop, Jr. and Sarah K. Bishop, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of July, 2020.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024