Karen Johnson Davidson County
Batch# 449320 DEEDWARR
08/04/2020 09:26:30 AM 3 pgs
Fees: $18.00 Taxes: $17,760.00
20200804-0085864

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $4,800,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of July, 2020.

Notary Public

My commission expires: 1-3-23

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company d/b/a SolomonParks Title & Escrow
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
The Collins Road Land Trust dated July 10, 2020	New Owner	155-00-0-284.00
8382 Collins Road		
Nashville, TN 37221		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Robert Ainsworth Parks and Marie Ann Parks

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

John Bunge, Trustee of The Collins Road Land Trust dated July 10, 2020

(hereinafter called the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land located in the 25th Councilmanic District of Nashville, Davidson County, Tennessee, said land being a 6.01 acre tract of land located north of Collins Road, described according to a boundary survey dated 12-4-07 by Campbell, McRae & Associates Surveying Inc., (John Hood, TN RLS #1838) as follows:

Commencing at an iron rod (old) in the southerly line of the Herndon Family Partners, L.P. Land (Book 9793, Page 14 R.O.D.C.TN), said rod being located S 38 degrees 11 minutes 25 seconds W, 194.95 feet from an iron rod (old) at a corner to said Herndon Family Partners, L.P. and the D. C. Walden, et ux land (Book 8572 Page 281, R.O.D.C.TN) and being the northeast corner of the Gary W. Chapman land (Instrument No. 20001109-0111525 R.O.D.C., TN);

Thence, South 25 degrees 02 minutes 12 seconds W, 340.86 feet to an iron rod (new), the true point of BEGINNING for the herein described land; thence, severing said Chapman, South 28 degrees 14 minutes 42 seconds East, crossing the centerline of an ingress/egress easement that leads to Collins Road, at 28.50 feet for a total distance of 319.31 feet to an iron rod (new); thence South 12 degrees 18 minutes 35 seconds West, 310.68 feet to an iron rod (new); thence South 80

degrees 07 minutes 25 seconds West, crossing the easterly edge of a utility easement that serves herein described land at 144.53, the westerly edge of said easement at 297.61 feet for a total distance of 429.73 feet to an iron rod (new); thence North 21 degrees 28 minutes 51 seconds 211.59 feet to an iron rod (new); thence North 05 degrees 21 minutes 37 seconds East, 235.19 feet to an iron rod (new); thence North 60 degrees 00 minutes 00 seconds East, 454.95 feet to the point of beginning, containing 6.01 acres, more or less.

Being the same property conveyed to Robert Ainsworth Parks and Marie Ann Parks by Warranty Deed from The Bank of New York Mellon fka The Bank of New York, as Trustee (CWMBS 2006-TM1), of record in Instrument No. 20190112-0006055, Register's Office for Davidson County, Tennessee.

This is improved property known as **8382 Collins Road, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever.

GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds themselves, their heirs and representatives, 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 persons whomsoever.

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

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 31st day of July, 2020.

Robert Ainsworth Parks

Marie Ann Parks

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Robert Ainsworth Parks and Marie Ann Parks, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 31st day of July, 2020.

Notary Public
My Commission Expires: May 7, 2024

SolomonParks File No. 20-000212-524

Andrew Suzore
State of Tennessee Notary Public
Davidson County

Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)