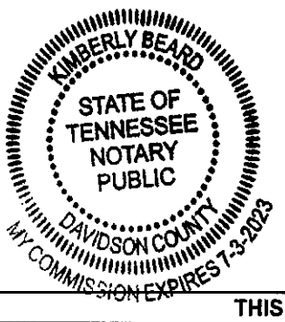
WARRANTY DEED



J-VRES-20-3607

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JULY, 2020.

Notary Public

MY COMMISSION EXPIRES: 7-3-23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Trustee(s) of the Gerhart Family Revocable Trust	**New Owner**	
(NAME) **3607 Trimble Road**	Karen Johnson Davidson County Batch# 450292 **DEEDWARR** 08/05/2020 10:03:06 AM 2 pgs Fees: $13.00 Taxes: $8,972.50 20200805-0086638	**131-05-0-037.00**
(ADDRESS) **Nashville, TN 37215**		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHESNUT INFILL, GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TOBIN BO G. GERHART AND MEREDITH A. GERHART AS TRUSTEES OF THE GERHART FAMILY REVOCABLE TRUST U/A/D 5/4/20,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of a portion of Lots 11 & 12, Larkway Gardens, of record in Plat Book 8250, Page 173, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Chestnut Infill, GP, a Tennessee General Partnership by Warranty Deed from Ruth W. Ramsay, of record in Instrument No. 20190403-0030594, Register's Office for Davidson County, Tennessee, dated March 26, 2019 and recorded on April 03, 2019.

**Chestnut Infill, GP and Chesnut Infill, GP are one in the same entity. Grantor's name was mispelled in the last conveyance.

This conveyance is subject to:
- Taxes for the year 2020, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 8250, Page 173, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page 6, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2046, Page 410, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3607 Trimble Road, Nashville, Tennessee 37215**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs 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.

Witness my/our hand(s) this the 30 DAY OF JULY, 2020.

Chesnut Infill, GP, a Tennessee General Partnership

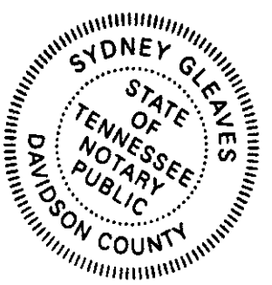
BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, signing for CHESNUT INFILL, GP, A TENNESSEE GENERAL PARTNERSHIP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED AGENT of CHESNUT INFILL, GP, A TENNESSEE GENERAL PARTNERSHIP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 30th of July, 2020.

_____
Notary Public
My Commission Expires: 1-3-23
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212