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

CRT File No. 20062798

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $2,805,221.84.

Affiant

Subscribed and sworn to before me, this 11th day of August, 2020.

Notary Public
My Commission Expires:

Karen Johnson Davidson County
Batch# 457417 **DEEDWARR**
08/14/2020 01:05:26 PM 2 pgs
Fees: $13.00 Taxes: $10,379.32

20200814-0091344

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lou Taylor, Trustee 11 Music Circle South Nashville TN 37203	New Owner	Tax Parcel ID No. 144 00 0 110.00

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, **George B. Tomlin III, married** (collectively "Grantor"), has this day bargained, sold and does hereby transfer and convey unto **Lou Taylor, as Trustee of The Four Dog Trust Agreement, u/t/d June 25, 2020**, ("Grantee"), 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 Lot No. 23 on the Final Plat of Bancroft, of record in Plat Book 9700, Pages 326 and 327, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to George B. Tomlin III, married by Warranty Deed from Thomas Powell Hedley, of record in Instrument No. 20171002-0100205, in the Register's Office of Davidson County, Tennessee, dated September 29, 2017 and recorded October 02, 2017.

Grantor did not live at property as a primary, marital residence.

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.

Deed of Trust from George B. Tomlin, III and wife, April B. Tomlin, in favor of Judy S. Wells, Southland Title & Escrow Co Inc., as trustee, to secureCapStar Bank and recorded April 25, 2019 in Instrument No. 20190425-0037897.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Bancroft, as recorded in Plat Book 9700, Page(s) 326 and 327.

Rights of upper and lower riparian owners to the flow of the waters of the river (or creek), free from diminution or pollution.

This is improved property located at: 19 Bancroft Place, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, 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 the Capstar Bank mortgage lien referenced herein and current taxes, 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 Grantee, 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 12th day of August, 2020.

George B. Tomlin, III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, George B. Tomlin, III, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of August, 2020.

Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021