Karen Johnson Davidson County
Batch# 461776 **DEEDWARR**
08/21/2020 11:22:16 AM 3 pgs
Fees: $18.00 Taxes: $12,950.00

20200821-0094602

THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215

FTEC File No. 35543-06-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is: $3,500,000.00.

Affiant

Subscribed and sworn to before me this 12th day of August, 2020.

Notary Public
My Commission Expires:

KELLY E COX NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Kate Rosenthal, Trustee 4505 Harpeth Hills Dr Nashville, TN 37215	NEW OWNER	Map and Parcel No.: 13011007400

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, **Clarence Taylor and Stewart R. Taylor, husband and wife (collectively, "Grantors")** have this day bargained and sold, and do hereby transfer and convey to **Kate Rosenthal, Trustee of the 4505 Harpeth Hills Trust, dated August 12, 2020 ("Grantee")**, her successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4505 Harpeth Hills Drive, Nashville, Davidson County, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors and assigns, forever.

And Grantors covenants that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 12th day of August, 2020.

GRANTORS:

Clarence Taylor

Stewart R. Taylor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Clarence Taylor and Stewart R. Taylor, 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.

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

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 3/6/24

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 of Block G on the Plan of Tyne Meade, Section III, of record in Plat Book 1424, pages 12, 13 and 14, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Clarence Taylor and Stewart R. Taylor, husband and wife, by deed dated June 19, 2013 from Thomas W. Cook III, married, of record in Instrument No. 20130620-0063308, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 13011007400.
2. All matters appearing on the Plan of record as Book 1424, pages 12, 13, and 14, Register's Office for Davidson County, Tennessee.