WARRANTY DEED

Karen Johnson Davidson County
Batch# 464621 **DEEDWARR**
08/26/2020 10:46:24 AM 2 pgs
Fees: $13.00 Taxes: $6,567.50

20200826-0096683

B-VRES-20-1000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,775,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

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)
Gary Nixon Bishop, Jr. and Sarah Katherine Bishop	NEW OWNER	
(NAME)	(NAME)	**130-15-0-027.00**
1000 Foxwood Road		
(ADDRESS)	(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, **JAMES R. HUMPHREYS, AS TRUSTEE OF THE JUDITH S. HUMPHREYS FAMILY TRUST,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **GARY NIXON BISHOP, JR. AND SARAH KATHERINE BISHOP,** 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. 12 on the Map of Harpeth Valley Estates, Section I, of record in Book 1835, Page 86, Register's Office for Davidson County, Tennessee.

Beginning at a point in the Southwesterly margin of Tyne Boulevard, the common corners of Lots Nos. 12 and 13 on said Plan; thence, with the line between said lots South 41 degrees 08 minutes West 210 feet to a point in said line, the same being the Southeast corner of Lot No. 12; thence, North 48 degrees 52 minutes West 227 feet to a point which said point is 10 feet East of a 50 foot drive heretofore dedicated to the County for road purposes; thence, North 41 degrees 08 minutes East 190 foot to a point, said point being 10 feet East of the 50 foot drive hereinabove mentioned; thence, around a slight curve having a radius of 20 feet, 31.42 feet to a point on the Southwesterly margin of Tyne Boulevard; thence, Easterly with the margin of Tyne Boulevard 207 feet to the point of beginning.

Also included in this conveyance is a tract of land adjoining the part of Lot 12 above described and more particularly described as follows:

Beginning at the Southeast corner of Lot No. 12 of the Harpeth Valley Estate of record in Book 1835, page 86, Register's Office for Davidson County, Tennessee, said point also being a point in the Westerly margin of Lot No. 12 of the Harpeth Valley Estates and the same being 210 feet from the Northwest corner Lot No. 13 of the Harpeth Valley Estate, thence, along the West line of said Lot No. 13 South 41 degrees 08 minutes West 196.13 feet to a point, the Southwest corner of Lot No. 13 of Harpeth Valley Estates; thence North 48 degrees 52 minutes West 227 feet to a point, said being 10 feet East of the 50 feet drive dedicated for land purposes ad as shown on the Map of Harpeth Valley Estate; thence, North 41 degrees 08 minutes East 200.19 feet to a point in the Southerly line of Lot No. 12 of the Harpeth Valley Estates; thence, along said line of Lot No. 12 South 48 degrees 52 minutes East 227 feet to the point of beginning.

The 10 foot strip of land running parallel to the West line of part of Lot No. 12 herein conveyed and the West line of the tract adjoining part of Lot No. 12 herein conveyed and also running parallel to the East side of the 50 foot drive as shown on the Map of Harpeth Valley Estates was expressly excluded from the conveyance from George Henry Tyne to Williams J. Tyne in the Deed of record in Book 2272, page 270, Register's Office for grantor and grantee in said deed that said 10 foot strip be dedicated to Davidson County for road purposes so that said drive as shown on the Map of Harpeth Valley Estates shall be enlarged to 60 feet in width.

However, the 10 foot strip above mentioned and set forth has since been conveyed by George Henry Tyne to Mildred Gray Holm for life, with remainder to Mildred Helm Scales and husband, John V. Scales, by Deed of Record in Book 2337, page 121, Register's Office for Davidson County, Tennessee, to which deed reference is here made for particulars and the full contents thereof, the said Mildred Gray Helm having since died. It is

the intention of the grantor to include in this conveyance and grantor does hereby transfer and convey all of her right, title, and interests to said strip of land 10 feet wide as fully described in said deed.

Being the same property conveyed to James Robert Humphreys and wife, Judith Simmons Humphreys by Warranty deed from Peggy Keylon Adams of record in Book 5748, page 135, Register's Office for Davidson County, Tennessee, dated May 20, 1981 and recorded on May 22, 1981.

Being the same property conveyed to Judith Simmons Humphreys by Quitclaim deed from James R. Humphreys of record in Instrument No. 20040723-0088146 Register's Office for Davidson County, Tennessee, dated July 22, 2004 and recorded on July 23, 2004.

Being the same property conveyed to James R. Humphreys, as trustee of the Judith S. Humphreys Revocable Trust by Executor' s Quitclaim deed from James R. Humphreys, as executor of the estate of Judith Simmons Humphreys of record in Instrument No. 20180821-0083027 Register's Office for Davidson County, Tennessee, dated August 20, 2018 and recorded on August 21, 2018.

Being the same property conveyed to James R. Humphreys, as Trustee of the Judith S. Humphreys Family Trust by Trustee's Quitclaim deed from James R. Humphreys, as Trustee of the Judith S. Humphreys Revocable Trust of record in Instrument No. 20180822-0083061 Register's Office for Davidson County, Tennessee, dated August 21, 2018 and recorded on August 22, 2018.

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 1835, Page 86, Register's Office for Davidson County, Tennessee.
- 10 Foot Strip for Road Purposes of record in Book 5748, Page 135, in the Register's Office for Davidson County, Tennessee.
- Sewer and Drainage Easement to Metropolitan Government of Nashville and Davidson County of record in Book 6279, Page 981, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1000 Foxwood 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 13th DAY OF AUGUST, 2020.

James R. Humphreys, as Trustee of the Judith S. Humphreys Family Trust

BY: James R Humphreys Tlee
James R. Humphreys
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ~~JAMES R. HUMPHREYS, TRUSTEE of~~ JAMES R. HUMPHREYS, AS TRUSTEE OF THE JUDITH S. HUMPHREYS FAMILY TRUST, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 13th of August, 2020.

Notary Public
My Commission Expires: 1/3/22
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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