Karen Johnson Davidson County
Batch# 476886 DEEDWARR
09/16/2020 10:55:30 AM 4 pgs
Fees: $23.00 Taxes: $19,425.00
20200916-0105725

#35566

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 35566-06-2020	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $5,250,000.00. Affiant Subscribed and sworn to before me this 14th day of September, 2020. Notary Public My Commission Expires: 09-07-21

DIANNE R. KIRBY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Mark L. Baum, Emily C. Baum, Trustees of the Four Tree Trust 710 Jackson Boulevard Nashville, TN 37205	Send Tax Bills To: New owner 710 Jackson Boulevard Nashville, TN 37205	Tax Information: Map and Parcel No.: 13006003800

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, William P. Johnston and wife, Lillias D. Johnston, ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Mark L. Baum and Emily C. Baum, Trustees of the Four Tree Trust dated March 20, 2015, Amended and Restated June 3, 2019 ("Grantee"), their 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 710 Jackson Boulevard, Nashville, TN 37205.

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

And Grantors covenant 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 successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs 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, Grantor has executed this instrument on the 14th day of September, 2020.

William P. Johnston

Lillias D. Johnston

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William P. Johnston and Lillias D. Johnston, 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 14th day of September, 2020.

Notary Public

My Commission Expires: 3/6/24

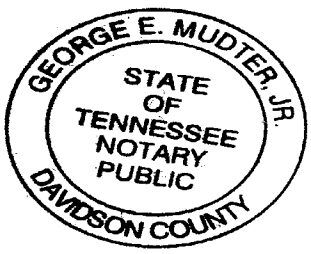


EXHIBIT "A"

Land in Davidson County, Tennessee, being all that property shown on the Consolidation Plat of William P. Johnston et ux Property as of record in Instrument No. 20010531-0056376, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to William P. Johnston and wife, Lillias D. Johnston by deed dated May 15, 1978 from Bernice Fritchman Teas, a widow, of record in Book 5287, page 187, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2020 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Instrument No. 20010531-0056376, Register's Office for Davidson County, Tennessee.
3. All matters appearing on the Plan of record as Book 421, page 112 and Book 421, page 55, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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 and authenticated according to law.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: October 2, 2023
Notary Seal:

