Karen Johnson Davidson County
Batch# 506215 DEEDWARR
10/30/2020 03:30:30 PM 5 pgs
Fees: $28.00 Taxes: $8,510.00
20201030-0127247

GENERAL WARRANTY DEED

To: William T. Chapman, IV, Trustee of the ZCD Trust, dated October 20, 2020

From: P. Rhoads Zimmerman

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

| Address of New Owner(s): | Send Tax Bills To: | Map and Parcel |
|---|---|---|
| William T. Chapman, IV, Trustee<br>0 Canterbury Drive<br>Nashville, TN 37205 | Same | 13009016500 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $2,300,000.00

Yvonne Hall
Affiant

Sworn to and subscribed before me, this 29 day of October, 2020.

Brandy Gomaz
Notary Public

My Commission Expires: 7-5-21

BRANDY GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**GENERAL WARRANTY DEED**

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged **P. Rhoads Zimmerman** (the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **William T. Chapman, IV, Trustee of the ZCD Trust, dated October 20, 2020** (hereinafter called the "Buyer"), and Buyer's successors and assigns a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is unmproved property located at 0 Canterbury Drive, Nashville, Tennessee 37205.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant and defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims

of all persons. 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.

Marcella Zimmerman, wife of P. Rhoads Zimmerman; joins in this conveyance solely for the purpose of conveying all of her right, title and interest in and to the described property pursuant to her marital rights.

IN WITNESS WHEREOF, Seller has caused this General Warranty Deed to be executed effective as of the 29 day of October, 2020.

SELLER:

P. Rhoads Zimmerman

Marcella Zimmerman

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared P. Rhoads Zimmerman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 28 day of October, 2020.

Notary Public

My Commission Expires: 7-5-21

BRANDY GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Marcella Zimmerman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 28 day of October, 2020.

Notary Public

My Commission Expires: 7-5-21

BRANDY GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

## EXHIBIT A

## PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 1, as shown on the map entitled Canterbury Drive and 1105 Belle Meade Boulevard, of record as Instrument No. 20191223-0132400, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to P. RHOADS ZIMMERMAN, MARRIED, by deed from THOMAS A. PIRTLE, III, TRUSTEE, UNDER AN AGREEMENT OF TRUST DATED NOVEMBER 30, 1992, FOR THE BENEFIT OF MARY PIRTLE BETTIS, AND UNDER AN AGREEMENT OF TRUST DATED NOVEMBER 30, 1992 FOR THE BENEFIT OF EDWIN GARDNER PIRTLE, AND MARY PIRTLE BETTIS, TRUSTEE, UNDER AN AGREEMENT OF TRUST DATED NOVEMNER 30, 1992, FOR THE BENEFIT OF THOMAS A. PIRTLE, III, of record as Instrument No. 20120328-0026453, dated March 26, 2012, said Register's Office.



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## EXHIBIT B

## PERMITTED EXCEPTIONS

1. Real estate taxes for the year 2021 from any applicable government entity, including, without limitation, Davidson County, Tennessee and City of Belle Meade, Tennessee.

2. Matters shown on the Plan of record as Instrument No. 20191223-0132400, said Register's Office.

3. Matters shown on the Plan of record in Book 547, page 108, said Register's Office.

4. Easements and/or Restrictions of record in Book 936, page 479, and in Book 1027, page 541, said Register's Office.

5. Water Mains Easement of record in Book 1255, page 580, said Register's Office.



202010300127247

# True Copy Certification

I, Valerie Matlock, do hereby make oath that I am 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 executed and authenticated according to law.

Valerie Matlock

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brandy Gomaz, a notary public for this county and state, Valerie Matlock, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brandy Gomaz

Notary's Signature

My Commission Expires: 7-5-21

Notary' Seal (if on paper)

