39B

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

CRT File No. 201030813

Karen Johnson Davidson County
Batch# 509436 **DEEDWARR**
11/05/2020 02:24:45 PM 2 pgs
Fees: $13.00 Taxes: $3,515.00

20201105-0130017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $950,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of November, 2020.

Notary Public
My Commission Expires: 7/9/22

LYDIA H. WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jessica Hope Busbee, Trustee 3622 Brush Hill Road Nashville TN 37216	New Owner	Tax Parcel ID No. 062 13 0 140.00

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, **Jamie Cheek, Trustee of The 3622 Brush Hill Road Trust** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jessica Hope Busbee, Trustee of the Busbee Family Trust U/A/D/ 4/19/2013**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract One:
Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Riverwood Subdivision, of record in Plat Book 7900, Page 285, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract Two:
Land located in the 1st Civil District of Davidson County, Tennessee and described according to a survey by R. L. Montoya Land Surveying dated February 14, 2014 as follows:

Beginning at an iron rod (new) on the South West margin of Cedarwood Drive across from Lots 12 and 13 on the plan of Riverwood Subdivision as of record in Plat Book 547, Page 62 R.O.D.C., TN., said point being the South East corner of David McKee of record in Deed Book 6787, Page 669 R.O.D.C., TN.; thence, with said margin South 19 degrees 13 minutes 04 seconds East 38.00 feet to an iron rod (new); thence, leaving with said margin along a new line South 63 degrees 27 minutes 10 seconds 166.44 feet to an iron rod in the Northerly margin of Glenshade Drive as shown on the plan of Lot No. 28 in Riverwood Subdivision of record in Plat Book 843, Page 11 R.O.D.C., TN.; thence, with said Northerly margin North 41 degrees 31 minutes 36 seconds 185.39 feet to an iron rod (new) in the South line of Lot No. 2 on the plan of re-subdivision of Riverwood Subdivision of record in Plat Book 7900, Page 285 R.O.D.C., TN.; thence, with said South line North 82 degrees 15 minutes 24 seconds East 216.96 feet to an iron rod (old) located in the Westerly line of David McKee as noted above, thence, with McKee as follows: South 16 degrees 22 minutes 40 seconds 58.20 feet to an iron rod (old); thence, South 86 degrees 04 minutes 15 seconds East 27.96 feet to the point of beginning containing 25,469 square feet, 0.58 acres more or less.

Being the same property conveyed to Jamie Cheek, Trustee of The 3622 Brush Hill Road Trust, by Warranty Deed from Iris G. Baren, Trustee of The Carl Baren Revocable Trust fbo Iris G. Baren, with full power to sell, lease, grant, convey and encumber without joinder of any beneficiary, of record in Instrument No. 20170830-0088949, in the Register's Office of Davidson County, Tennessee, dated August 29, 2017 and recorded on August 30, 2017.

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 2021 and thereafter, not yet due and payable.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Riverwood Subdivision, as recorded in Plat Book 547, Page(s) 62.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Subdivision of Part of Lot No. 28 in Riverwood Subdivision, as recorded in Plat Book 843, Page(s) 11.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Resubdivision of Riverwood Subdivision, as recorded in Plat Book 7900, Page(s) 285.

Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4058, Page 804; Book 4100, Page 275; and Book 4211, Page 194.

Easement for Ingress-Egress, recorded in Book 8435, Page 59 and Termination recorded in Instrument No. 20131203-0122884.

Title to that portion of the land lying below the ordinary low water mark of the Cumberland River.

Easement for the flow of the waters of the Cumberland river, and the rights of the public therein. Rights of upper and lower riparian owners to the flow of the waters of the Cumberland river, free from diminution or pollution.

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of the Cumberland river.

This is improved property located at 3622 Brush Hill Road Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 current taxes, and 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 Grantees, 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 4th day of November, 2020.

The 3622 Brush Hill Road Trust

Jamie Cheek Trustee

By: Jamie Cheek, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jamie Cheek with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the 3622 Brush Hill Road Trust, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 4th day of November, 2020.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022