THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200930379** Karen Johnson Davidson County Batch# 510025 DEEDWARR 11/06/2020 03:27:30 PM 3 pgs Fees: $18.00 Taxes: $8,695.00 20201106-0130825	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,350,000.00. Affiant Subscribed and sworn to before me, this 5th day of November, 2020. Notary Public My Commission Expires:

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Catherine Moore, Trustee 2205 Woodmont Blvd Nashville TN 37215	New Owner P.O. Box 121859 Nashville, TN 37212	Tax Parcel ID No. 117 10 0 015.00

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, **Paul A.P. O'Hagan and Judith A. Neal, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Catherine Moore, Trustee of the 2205 Woodmont Boulevard Trust, dated October 9, 2020**("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 2, Block 4, Woodmont Estates, as shown on plat of record in Plat Book 974, Page 29, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Paul A. P. O'Hagan and Judith A. Neal, husband and wife by Warranty Deed from Peter E. Kreene and wife, Erin M. Kreene of record in Instrument No. 20130114-0004472, in the Register's Office of Davidson County, Tennessee, dated January 10, 2013 and recorded on January 14, 2013.

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 Woodmont Estates, as recorded in Plat Book 974, Page(s) 29.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 662, Page 807 and in Declaration of Restrictions recorded in Book 1049, Page 28.

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

This is improved property located at 2205 Woodmont Blvd Nashville TN 37215

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 5th day of November, 2020.

Paul A.P. O'Hagan

Judith A. Neal

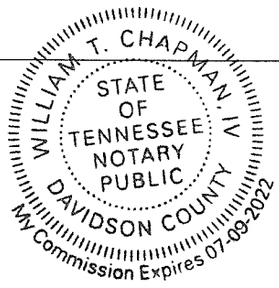
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Paul A.P. O'Hagan and Judith A. Neal, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 5th day of November, 2020.

Notary Public

My Commission Expires: _____



Certificate of Authenticity

I, Leslie Garside, 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 executed and authenticated according to law.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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:_____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024