THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200930568** Karen Johnson Davidson County Batch# 520389 DEEDWARR 11/23/2020 12:16:03 PM 2 pgs Fees: $13.00 Taxes: $2,701.00 20201123-0137318	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $730,000.00. Affiant Subscribed and sworn to before me, this 20th day of November, 2020. Notary Public My Commission Expires: TARA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner: William T. Chapman, IV, Trustee of the 4414 Forsythe Place Trust, dated November 18, 2020. 3817 Bedford Ave., Ste 220 Nashville, TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 130-10-0-016-00

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, **Clayton B. Tate and Hannah J. Tate, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **William T. Chapman, IV, Trustee of the 4414 Forsythe Place Trust, dated November 18, 2020.**, ("Grantee"), his 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 No. 27 on the Plan of resubdivision of Lots Nos. 6, 7, 16, 17, 27 and 32 of Block "C" and a strip 139 1/2 feet wide off the North part of Block "D" of Belle Meade, of record in Plat Book 421, Page 96, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 200 feet on the Northerly side of Forsythe Ave. or Place and extends back between parallel lines, 232 feet, more or less, to the Southerly line of Lot No. 28 on the plat of the Subdivision of Block "C", in Belle Meade, Plan No. 2 as of record in Book 421, page 58, said Register's Office.

Being the same property conveyed to Clayton B. Tate and Hannnah J. Tate, husband and wife by Warranty deed from Judith B. Thomas, Widowed of record in Instrument No. 20180522-0048889 Register's Office for Davidson County, Tennessee, dated May 10, 2018 and recorded on May 22, 2018.

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.

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 421, Page 96, Register's Office for Davidson County, Tennessee.

This is improved property located at 4414 Forsythe Place Nashville TN 37205

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, Grantors have executed this instrument on this 20th day of November, 2020.

Clayton B. Tate

Hannah J. Tate

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Clayton B. Tate and Hannah J. Tate, 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 20th day of November, 2020.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 13, 2022