THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35840-10-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,395,000.00. Affiant Subscribed and sworn to before me this 1st day of December, 2020. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch # 523688 DEEDWARR
12/03/2020 10:06:37 AM 3 pgs
Fees $18.00 Taxes: $5,161.50

20201203-0140380

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
David E. Frederiksen, Renee B. Frederiksen 500 Wilson Blvd. Nashville, TN 37205	F & M Bank 50 Franklin Street Clarksville, TN 37040	Map and Parcel No.: 11701019900

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, **C. Mark Carver, Trustee U/A/D June 19, 2017, with full power to sell, mortgage, lease, encumber, rent and convey without the joinder of any beneficiary** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David E. Frederiksen and wife, Renee B. Frederiksen** ("Grantees"), their heirs 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 S. 500 Wilson Blvd., Nashville, TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their 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, Grantors have executed this instrument on the 1st day of December, 2020.

C. Mark Carver, Trustee

C. Mark Carver, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **C. Mark Carver, Trustee**, 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, at office, this 1st day of December, 2020.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lot 1, 3810 Woodlawn Drive Subdivision of record in Instrument No. 20061103-0136921, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to C. Mark Carver, Trustee, his successors and assigns, under Trust Agreement dated June 19, 2017 by deed dated June 20, 2017 from Thomas J. Nagle and Linda S. Nagle, husband and wife, of record in Instrument No. 20170623-0063630, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021 and subsequent years, a lien, but not yet due and payable. Map and Parcel No. 11701019900.
2. All matters appearing on the Plan of record as Instrument No. 20061103-0136921, Register's Office for Davidson County, Tennessee.
3. Declaration of Easement Agreement with Covenants and Restrictions of record in Instrument No. 20140902-0080034, Register's Office for Davidson County, Tennessee.
4. Restrictive Covenant for Detached Structure of record in Instrument No. 20080605-0057756, Register's Office for Davidson County, Tennessee.