WARRANTY DEED

Karen Johnson Davidson County
Batch# 529507 DEEDWARR
12/10/2020 12:37:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20201210-0144663

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $300,000.00.

Affiant

Subscribed and sworn to me on 12/01/20.

NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
City National Bank, Trustee THE ALLAN I. BROWN ADMINISTRATIVE TRUST 232 Ewing Dr. Nashville, TN 37207	City National Bank, Trustee 555 S. Flower St, 12th Floor Attn: Trust RE Los Angeles, CA 90071	060 07 0 004.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, De'Anton Gipson, unmarried man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto City National Bank, Trustee of THE ALLAN I. BROWN ADMINISTRATIVE TRUST, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 19, on the plan of Section One, Hillhurst Acres, as shown on the plat of record in Book 2331, Page 51, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to De'Anton Gipson, unmarried man, by Warranty Deed from Terry McCaskill, unmarried, of record in Instrument No. 20190204-0010449, in the Register's Office of Davidson County, Tennessee, dated January 31, 2019 and recorded on February 04, 2019.

This is improved property known as 232 Ewing Dr., Nashville, Tennessee 37207.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my hand this 12/01/2020.

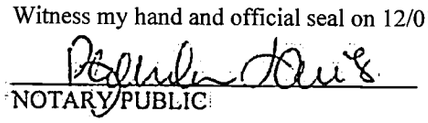


De'Anton Gipson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 12/01/20, before me personally appeared De'Anton Gipson, to me known (or proved to me on the basis of satisfactory evidence) to be the person described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on 12/01/2020.



NOTARY PUBLIC

My Commission Expires: 11-8-2021



Certificate of Authenticity

I, John Cobb Rochford, 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.

John Cobb Rochford
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Brenda Lewis
Notary's Signature

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY