Karen Johnson Davidson County
Batch# 538208 DEEDWARR
12/18/2020 12:17:42 PM 3 pgs
Fees: $18.00 Taxes: $7,011.50
20201218-0150270

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue South
Suite 1700
Nashville, TN 37201

ASHLEY SCHAD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,895,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of November, 2020.

Notary Public

My Commission Expires: _____

Address New Owner As Follows:
William T. Chapman, IV, Trustee
814 South Wilson Boulevard
Nashville, TN 37215

Send Tax Bills To:
New Owner

Map-Parcel Number:
11604018500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HR PROPERTIES OF TENNESSEE**, a Tennessee general partnership, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **WILLIAM T. CHAPMAN, IV, TRUSTEE OF THE 814 SOUTH**

WILSON BOULEVARD TRUST, DATED SEPTEMBER 3, 2020, hereinafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being the southerly 40 feet of Lot No. 6 and the northerly 40 feet of Lot No. 7 of Block "K" on the plan of W. M. Cantrell's Subdivision, of record in Book 332, page 85, Register's Office for Davidson County, Tennessee.
>
> Said southerly 40 feet of Lot No. 6 and the northerly 40 feet of Lot No. 7 front together 80 feet on the easterly margin of Wilson Boulevard and extend back 221 feet 3 inches between parallel lines to an alley.
>
> Being the same property conveyed to HR Properties of Tennessee, a Tennessee general partnership by deed from James P. Cooper, Jr., and Laurie S. Cooper, husband and wife, of record in Instrument No. 20190607-0054807, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to matters shown on the Plan of record in Book 332, page 85, Register's Office for Davidson County, Tennessee.

This is improved property known as: 814 South Wilson Boulevard, Nashville, TN 37215

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, his successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds itself, it successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, his successors and assigns, against the lawful claims of all person whomsoever.

{Signature page to follow}

WITNESS my hand this 6th day of November, 2020.

HR PROPERTIES OF TENNESSEE,
a Tennessee general partnership

By: _____
Galen Scott Haley, Authorized Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Galen Scott Haley, 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 Authorized Officer, of 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 6th day of November, 2020.

_____
Notary Public

My Commission Expires: _____

