Karen Johnson Davidson County
Batch# 538489 DEEDWARR
12/18/2020 03:57:30 PM 4 pgs
Fees: $23.00 Taxes: $18,315.00
20201218-0150609

#35754

THIS INSTRUMENT PREPARED BY:
Mudter, Patterson & Cox PLLC
3811 Bedford Avenue
Suite 205
Nashville, Tennessee 37215

First Title & Escrow Co., Inc.
FTEC File No. 35754-09-2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is: $4,950,000.00.

Affiant

Subscribed and sworn to before me this 15th day of December, 2020.

Notary Public

My Commission Expires: 1/6/24

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
George E. Mudter, Jr., Trustee 1500 Chickering Road Nashville, TN 37215	George E. Mudter, Jr., Trustee 1500 Chickering Road Nashville, TN 37215	Map and Parcel No.: 14405000700

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, **G. Patrick Maxwell and Stephanie Maxwell, husband and wife (collectively, "Grantors")** have this day bargained and sold, and do hereby transfer and convey to **George E. Mudter, Jr., Trustee of The Hillsong Trust under agreement dated December 9, 2020 ("Grantee")**, his 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 1500 Chickering Road, Nashville, Davidson County, Tennessee 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his successors and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his successors 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 15th day of December, 2020.

G. Patrick Maxwell by
Frank M. Bumstead as his Attorney in Fact

Stephanie Maxwell by
Frank M. Bumstead as her Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Frank M. Bumstead, 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, and who further acknowledged that he is the Attorney-in-Fact for G. Patrick Maxwell and Stephanie Maxwell, and he is authorized by G. Patrick Maxwell and Stephanie Maxwell to execute this instrument on their behalf.

Witness my hand, at office, this 15th 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 in the 7th, formerly the 11th, Civil District of said County, described partly according to a survey made by T.R. Sanford, Surveyor, August 9, 1957, as follows:

BEGINNING at an iron pin on the southerly margin of Chickering Road, formerly Belle Meade Pike 583.9 feet southwesterly from the northwest corner of the Walter E. Richardson, Jr., property, as established in Book 2142, page 578, Register's Office for said County; thence South 32 degrees 55 minutes East 1071 feet to an iron pin; thence northwestwardly 1100 feet, more or less, to the southerly margin of said road; thence with same, around a curve, northeastwardly 500 feet to the beginning, containing 6.32 acres, more or less.

Being the same property conveyed to G. Patrick Maxwell by Warranty Deed dated June 15, 1998 from Alastair J.J. Wood and wife, Margaret Wood of record in Book 10982, page 193, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated July 27, 2009 of record in Instrument No. 20090728-0070675, Register's Office for Davidson County, Tennessee, G. Patrick Maxwell conveyed a one-half undivided interest to Stephanie Maxwell.

Together with that certain Driveway Encroachment Easement Agreement as more fully described in Instrument of record in Book 8363, page 122, 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, which have been assumed by Grantee. Map and Parcel No. 14405000700.
2. Driveway Encroachment Easement Agreement recorded in Book 8363, page 122, Register's Office for Davidson County, Tennessee.
3. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 6021, page 851, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

