Karen Johnson Davidson County
Batch# 555631 DEEDWARR
01/15/2021 02:37:30 PM 3 pgs
Fees: $18.00 Taxes: $28,719.40
20210115-0007293

36032

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210132340**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $7,762,000.00. Affiant Subscribed and sworn to before me, this 13th day of January, 2021. Notary Public My Commission Expires: October 2, 2023

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

WARRANTY DEED

Address New Owner: The North Chickering Road Trust 1209 Chickering Road Nashville TN 37215	Send Tax Bills To: New Owner c/o Dan Holbrook 900 S. Gay St. 14th Fl. Knoxville, TN 37902	Tax Information: Tax Parcel ID No. 130 14 0 003.00

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, **William T. Chapman, IV, Trustee of 1209 Chickering Road Trust, u/a/d March 28, 2017** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **The North Chickering Road Trust, u/a/d January 11, 2021**("Grantees"), its 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. 37 and the Northerly 5 feet of Lot No. 38 on the Revised Plan of B. E. Woodard's Warner Park Subdivision of record in Book 1130, Page 87 and Book 1878, Page 147, Register's Office for Davidson County, Tennessee, described together as follows:

Beginning on the Westerly margin of Chickering Road at the corner of Lots No. 36 and 37; thence with the line between said two lots Westwardly 358.8 feet to the corner of Lots No. 31, 32, 36 and 37; thence with the line between Lots No. 31 and 37 Southwestwardly 130 feet to the Northeast corner of Lot No. 29; thence with the line between Lots No. 29 and 37 Southeastwardly 90 feet to the Northwest corner of the property conveyed to Donald U. Bathrick and wife, by deed from Thomas G. Brown and wife, of record in Book 1915, Page 357, said Register's Office; thence with the Northerly line of said Bathrick property Eastwardly 365 feet, more or less, to the Westerly margin of Chickering Road; thence with said Road Northwardly 205 feet to the beginning.

Being the same property conveyed to William T. Chapman, IV, Trustee of 1209 Chickering Road Trust UAD March 28, 2017, by Special Warranty Deed from Equitable Trust Company, Trustee of The Anne H. Zelle Revocable Trust UAD November 16, 2006, of record in Instrument No. 20170329-0030407, in the Register's Office of Davidson County, Tennessee, dated March 28, 2017 and recorded on March 29, 2017.

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.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

City of Belle Meade taxes for the year 2021 and thereafter, for tax parcel identification number 130 14 0 003.00, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Revised Plan of B. E. Woodard's Warner Park Subdivision, as recorded in Plat Book 1130, Page(s) 87.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Re-sub. of Lots 37 and 38 B. E. Woodard's Warner Park Plan, as recorded in Plat Book 1878, Page(s) 147.

This is improved property located at 1209 Chickering Road Nashville TN 37215

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, Grantor has executed this instrument on this 13th day of January, 2021.

1209 Chickering Road Trust, u/a/d March 28, 2017

By: _____, Trustee
William T. Chapman, IV, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William T. Chapman, IV, 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 Trustee of the 1209 Chickering Road Trust, dated March 28, 2017 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 13th day of January, 2021.

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

_____
Notary Public

TRUE COPY CERTIFICATION

I, GEORGE E. MUDTER, JR., 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.

GEORGE E. MUDTER, JR.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, George E. Mudter, Jr., 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:

