Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
~~10 Burton Hills Blvd., Suite 130~~
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 210535171

Karen Johnson Davidson County
Batch# 670161 **DEEDWARR**
07/02/2021 11:06:08 AM 2 pgs
Fees: $13.00 Taxes: $4 625.00

20210702-0089993

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,250,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of June, 2021.

Notary Public
My Commission Expires:

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lisa Debartolo Miggs, Trustee	Lisa Debartolo Miggs, Trustee	Tax Parcel ID No.
22 Inveraray	15436 N Florida Ave	130 12 0A 029.00
Nashville, TN 37215	Suite 200	
	Tampa, FL 33613	

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, **Jason Fridenstine, Successor Trustee** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Lisa Debartolo Miggs, Trustee of the Lisa Marie Debartolo Revocable Trust Agreement UAD January 1,1991, as first amended on February 7, 2001, second amendment on January 21, 2004, third amendment on May 1, 2007, fourth amendment on August 30, 2004 and fifth amendment on December 7, 2007**, ("Grantees"), their successors, heirs and assigns, all of that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 29 of Northumberland, of record in Book 6250, Pages 128-129, 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 Roger D. Clark, Trustee with full power to sell, convey, alienate or otherwise encumber without joinder of any beneficiary, by Warranty Deed from James W. Brewer and spouse, Laura K. Ashby, of record in Instrument No. 20070815-0097652, in the Register's Office for Davidson County, Tennessee, dated August 10, 2007 and recorded on August 15, 2007. Roger D. Clarke having since been replaced as Trustee by Jason Fridenstine pursuant to that certain First Amendment to the Trust Agreement dated June 29, 2021.

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.

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

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Northumberland, as recorded in Plat Book 6250, Page(s) 128 & 129.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6377, Page 18; re-recorded in Book 6545, Page 799; amended in Book 7663, Page 468; Book 8919, Page 45; Book 8990, Page 50; Book 11298, Page 935; Instrument No. 20010629-0068967 and Instrument No. 20180927-0095915.

Easement for Nashville Suburban Utility District, recorded in Book 1181, Page 486.

Easement for Nashville Electric Service, recorded in Book 2296, Page 303.
Easement for Dedication of Water Mains and Appurtenances, recorded in Book 6434, Page 786.
Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 6548, Page 98; Book 6581, Page 77 and Book 6581, Page 80.

Easement for Sanitary Sewers and/or Storm Drainage, Water Mains, Pumps and Appurtenances, recorded in Instrument No. 20150317-0022645.

Easement recorded in Book 6762, Page 507.

This is unimproved property located at: 22 Inveraray, 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 30th day of June, 2021.

Jason Fridenstine, Successor Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the aforesaid Jason Fridenstine, with whom I am personally acquainted, and who acknowledged that he is the Successor Trustee of the Trust referenced herein and as such Successor Trustee executed the within instrument with authority and in such capacity for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2021.

Notary Public

My Commission ~~Expires~~: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022