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

CRT File No. 210333796

Karen Johnson Davidson County
Batch# 703107 **DEEDWARR**
08/23/2021 03:53:58 PM 2 pgs
Fees: $13.00 Taxes: $2,719.50

20210823-0113879

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $735,000.00

Affiant

Subscribed and sworn to before me, this 20th day of August, 2021.

Notary Public
My Commission Expires: _____

LYDIA H. WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Grant Ventures, LLC 1404 Burton Valley Rd Nashville, TN 37215	New Owner	Tax Parcel ID No. 132 14 0 049.00

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, **Phillip Allan Regen and Douglas William Regen, Co-Trustees of the Regen Family Living Trust dated July 20, 2001** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Grant Ventures, LLC, a Tennessee limited liability company**, ("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. 47 on the Plan of Oak Hill Valley, as of record in Book 1835, Pages 15 and 16, Register's Office for said County, described as follows:

Beginning on the Southerly margin of Robertson Academy Road at the Northwest corner of Lot No. 48 on said plan; thence with the Southerly margin of said Road, Westwardly 135 feet to a monument at the beginning of a curve having a radius of 25 feet; thence around said curve in a Southwesterly direction of 34.64 feet to a monument on the Easterly margin of Churchwood Drive; thence with the Easterly margin of said Drive, Southwardly 284.75 feet to a 5-inch square cut stone; thence Eastwardly 165.72 feet to the Southwest corner of said Lot No. 48; thence with the line between said Lots Nos. 47 and 48, Northwardly 328.40 feet to the beginning.

Being the same property conveyed to William Powell Regen, III and Marjorie Charles Regen, Trustees, or their successors in trust, under the Regen Family Living Trust, dated July 20, 2001, by Warranty Deed from Marjorie C. Regen, of record in Instrument No. 20010806-0084324, in the Register's Office of Davidson County, Tennessee, dated August 2, 2001 and recorded on August 6, 2001.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Oak Hill Valley, as recorded in Plat Book 1835, Page(s) 15 and 16.

This is improved property located at 881 Robertson Academy Road Nashville TN 37220

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 20th day of August, 2021.

Regen Family Living Trust dated July 20, 2001

Phillip A Regen Co-Trustee
BY: Phillip Allan Regen, Co-Trustee

Co-Trustee
BY: Douglas William Regen, Co-Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Phillip Allan Regen and Douglas William Regen, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Co-Trustees for Regen Family Living Trust dated July 20, 2001, 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 19th day of August, 2021.

Notary Public
My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021