THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **First Title & Escrow Co., Inc.** **FTEC File No. 36504-07-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $4,300,000.00. Affiant Subscribed and sworn to before me this 30th day of September, 2021. Notary Public My Commission Expires: 3/6/24

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

WARRANTY DEED

Address New Owner: Glenda Emery 124 Bonaventure Place Nashville, TN 37205	**Send Tax Bills To:** NEW OWNER	**Tax Information:** Map and Parcel No.: 11606004400

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, **David P. Caldwell, III as Executor of the Estate of David P. Caldwell, II, deceased**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Glenda Emery, Trustee of the Emery Survivor's Trust created under the Emery Tennessee Community Property Trust dated January 14, 2014** ("Grantee"), her successors 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 124 Bonaventure Place, Nashville, TN 37205.

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

And Grantor covenants that he 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her 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.

Karen Johnson Davidson County
Batch# 718208 DEEDWARR
09/16/2021 11:51:12 AM 3 pgs
Fees: $18.00 Taxes: $15,910.00

20210916-0124621

IN WITNESS WHEREOF, Grantor has executed this instrument on the 15th day of September, 2021.

David P. Caldwell, III as Executor of the Estate of
David P. Caldwell, II

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, David P. Caldwell, III with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of September, 2021.

Notary Public

My Commission Expires: 3/4/24

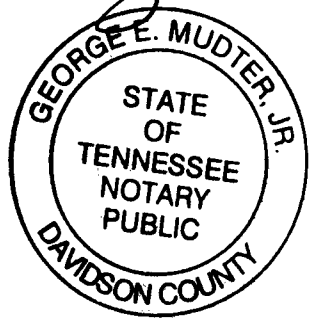


EXHIBIT "A"

Land in the 7th Civil District of Davidson County, Tennessee, City of Belle Meade, being all of Lot 14 on the revised Final Plat of The Resubdivision of Lot 9 and Part of Lot 10 Bransford Realty Company's Berkeley Hills Subdivision of record in Plat Book 547, pages 57 and 58; and Lot 14 on the Resubdivision of Lots 12, 13, and 14 Bonaventure Place of Record in Plat Book 6250, page 68 (erroneously referred to as Plat Book 5200, page 448), Register's Office for Davidson County, Tennessee, as of record in Book 7900, page 469, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to David P. Caldwell and Yvonne D. Caldwell, as tenants in common, by deed dated March 19, 2004 from J. Annette Oakley, married, of record as Instrument No. 20040330-0035680, Register's Office for Davidson County, Tennessee. Yvonne D. Caldwell died on December 20, 2005. By the terms of her will, of record in 06P-335, Davidson County Probate Court Clerk's Office, the Executor, David P. Caldwell, Jr., was directed to distribute her real property to the David P. Caldwell, Jr. Trust and the Caldwell Family Trust. Bank of America serves as the Successor Trustee of both trusts. David P. Caldwell and David P. Caldwell, Jr. are one and the same person.

Also being the same property conveyed to David P. Caldwell by David P. Caldwell, Jr., Executor of the Estate of Yvonne D. Caldwell and Bank of America, Trustee of the David P. Caldwell, Jr. Trust and the Caldwell Family Trust of record in Instrument No. 20071228-0148577, Davidson County Register's Office, Tennessee. The said David P. Caldwell, Jr. being one and the same as David P. Caldwell, II having since died on December 19, 2020 leaving a Last Will and Testament filed for Probate Case No. 21P438, Probate Court for Davidson County, Tennessee. In accordance with the terms of the Will, David P. Caldwell, II directed that the Executor administer and distribute the real property as part of his probate estate. Letters Testamentary were issued to David P. Caldwell, III.

This conveyance is made subject to:

1. 2021 City/County Taxes, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions and Restrictions for Bonaventure Place of record in Book 5901, page 295, amended and restated in Book 9489, page 922 and re-recorded in Book 9511, page 811, Register's Office for Davidson County, Tennessee.
3. Articles of Amendment to the Charter of Incorporation of Bonaventure Place Homeowners Association, Inc. of record in Book 8905, page 91, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 7900, page 469, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 6250, page 68, Register's Office for Davidson County, Tennessee.
6. Overhead Line Easement of record in Book 5992, page 799, Register's Office for Davidson County, Tennessee. Rights or claims of parties in possession.