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

CRT File No. 220339820

Karen Johnson Davidson County
Batch# 822983 **DEEDWARR**
03/16/2022 10:57:33 AM 2 pgs
Fees: $13.00 Taxes: $4,810.00

20220316-0030622

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,300,000.00.

Affiant

Subscribed and sworn to before me, this 11th day of March, 2022.

Notary Public
My Commission Expires:

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

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Coyle Hardie Family Foundation, LLC. 4606 Shys Hill Rd Nashville, TN 37215	New Owner	Tax Parcel ID No. 117 04 0 077.00

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, **Claudia C. Bonnyman, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Coyle Hardie Family Foundation, 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 Lying in Davidson County, Tennessee, more particularly described as follows:

Westerly half of Lot No. 263 in Belmont Land Co's Plan of lots called "Belmont Heights" as of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Said part of Lot No. 263 fronts 50 feet on the South side of Sweetbriar Avenue and runs back between parallel lines, 175 feet to an alley.

Being the same property conveyed to Claudia C. Bonnyman, By Warranty Deed from G. Gordon Bonnyman, Jr., of record in Instrument No. 20060914-0113793, in the Register's Office of Davidson County, Tennessee, dated September 12, 2006 and Recorded on September 14, 2006.

George Gordon Bonnyman, Jr, joins in this instrument for the purpose of conveying any and all interest in said property, marital or otherwise.

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.

Taxes and assessments for the year 2022 and subsequent years, 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 Belmont Land Co's Plan, as recorded in Plat Book 421, Page(s) 34.

This is improved property located at 1705 Sweetbriar Avenue Nashville TN 37212

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 11th day of March, 2022.

Claudia C. Bonnyman

George Gordon Bonnyman, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Claudia C. Bonnyman and George Gordon Bonnyman, Jr., with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of March, 2022.

Notary Public
My Commission Expires: _____

