THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220440516**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,650,000.00. Affiant Subscribed and sworn to before me, this 10th day of May, 2022. Notary Public My Commission Expires: 2/20/2023

Karen Johnson Davidson County
Batch# 853961 DEEDWARR
05/12/2022 08:53:04 AM 2 pgs
Fees: $13.00 Taxes: $6,105.00
20220512-0054379

KIMBRA SPANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Timothy M. Johnson, Trustee 2302 Sunset Place Nashville TN 37212	Send Tax Bills To: UBS Bank USA. an Industrial Bank, Utah 95 State Street, Suite 2200, Salt Lake City, UT 84111	Tax Information: Tax Parcel ID No. 104-15-0-232.00

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 Tolbert Eakin, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Timothy M. Johnson, Trustee of the Grace Holdings Trust dated May 2nd, 2022**, ("Grantee"), his 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. 1 of the Re-Subdivision of Lots 8 & 9 of the Map of Linden Place 3 Lot Minor Plat of record in Instrument No. 20130718-0074318, corrected by Surveyor's Certificate of Correction of record in Instrument No. 20131220-0128730, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property .

Being the same property conveyed to WILLIAM TOLBERT EAKIN, by deed from JASON L. BATES AND GERALD L. BLACK, JR. MARRIED TO EACH OTHER, of record in Instrument No. 20170228-0019652 , dated February 24, 2017 , said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2022 and subsequent years for Map-Par. 104-15-0-232.00.

Matters shown on the Plan of record in Instrument No. 20130718-0074318 and corrected in Instrument No. 20131220-0128730, said Register's Office.

Restrictive Covenants contained in instrument of record in Instrument No. 20130913-0096899, said Register's Office.

This is improved property located at 2302 Sunset Place 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 10th day of May, 2022.

William Tolbert Eakin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, William Tolbert Eakin, 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 10th day of May, 2022.

Notary Public



My Commission Expires: _____