RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $7,350,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 7th day of October, 2022.

(Affix Seal) Notary Public

KENNETH D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: My Commission Expires 10/2/23

2022-02-90

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Karen Johnson Davidson County
Batch# 924990 **DEEDWARR**
10/04/2022 10:30:55 AM 4 pgs
Fees: $23.00 Taxes: $27,195.00

20221004-0109326

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Randall J. Wachtler and Davonna Berrett Wachtler, Trustees of Wachtler Family Revocable Living Trust Agreement, dated November 8, 2019 411 Ellendale Avenue Nashville, TN 37205	New Owner	Map/Parcel 116-11-0-002.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Mara Hofman, Trustee of The Greyswood Trust dated May 4, 2018**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Randall J. Wachtler and Davonna Berrett Wachtler, Trustees of Wachtler Family Revocable Living Trust Agreement, dated November 8, 2019** hereinafter called the GRANTEES, their successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE described as follows, to wit:

BEGINNING AT AN IRON PIPE (OLD) ON THE WESTERLY MARGIN OF ELLENDALE DRIVE (50 FOOT WIDE PUBLIC R.O.W.), SAID PIPE BEING THE SOUTHEAST CORNER OF LOT 15, BLOCK "B", HONEYWOOD SUBDIVISION OF THE MALONE ESTATE (NOT OF RECORD) OWNED BY GREGORY L. & ANDREA W. POWELL (INSTRUMENT # 20171003-0101301 R.O.D.C., TN) AND THE NORTHEAST CORNER OF LOT 14, BLOCK "B" OF SAID HONEYWOOD SUBDIVISION WHICH IS LOCATED S 23 DEG. 14'38" E 200.00 FEET FROM THE NORTHEAST CORNER OF SAID POWELL AND IS THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT OF LAND; THENCE WITH SAID WESTERLY MARGIN S 22 DEG. 34'40" E 200.12 FEET TO AN IRON ROD (OLD) AT THE NORTHEAST CORNER OF LOT 13, BLOCK "B" OF SAID HONEYWOOD SUBDIVISION OWNED BY TACH 629, LLC (INSTRUMENT# 20191213-0128770 R.O.D.C., TN); THENCE LEAVING SAID WESTERLY MARGIN WITH SAID LOT 13, BLOCK "B" S 67 DEG. 10'24" W 275.44 FEET TO AN IRON ROD (OLD) AT THE NORTHWEST CORNER OF SAID LOT 13, BLOCK "B" IN THE EASTERLY LINE OF THE IMMANUEL BAPTIST CHURCH LAND (BOOK 1909, PAGE 445 R.O.D.C., TN) AT THE SOUTHEAST CORNER OF AN EASEMENT AREA SERVING THE HEREIN DESCRIBED LAND (INSTRUMENT # 20141113-0104823 R.O.D.C., TN) AS CORRECTED IN INSTRUMENT # 20180606-0054322 R.O.D.C., TN; THENCE WITH SAID CHURCH N 24 DEG. 08'47" W, PASSING THE NORTHEAST CORNER OF SAID EASEMENT AREA AT 195.23 FEET FOR A TOTAL DISTANCE OF 199.81 FEET TO AN IRON PIPE (OLD) AT SAID POWELL'S SOUTHWEST CORNER AT A CORNER TO THE JAMES & SLOAN THOMAS LAND (INSTRUMENT# 20150612-0056019 R.O.D.C., TN); THENCE WITH THE SOUTHERLY LINE OF SAID LOT 15, BLOCK "B"

(POWELL) N 67 DEG. 06'03" E 280.91 FEET TO THE POINT OF BEGINNING THE DESCRIBED TRACT OF LAND CONTAINING 55618.00 SQ. FT. OR 1.28 ACRES MORE OR LESS ACCORDING TO AN ALTA / NSPS LAND TITLE SURVEY DATE 8-5-2022 PREPARED BY CAMPBELL, McRAE & ASSOCIATES, SURVEYING, INC. P.O. BX. 41153, NASHVILLE, TN 37204 CERTIFIED BY JOHN HOOD TN. R.L.S. #1838

Together with the easement appurtenant to said land established by the Agreement for License by and between Immanuel Baptist Church (Grantor) and Rusty L. Moore and Elizabeth E. Moore (Grantees) of record in Instrument No. 20030507-0060896, as amended and superseded by the Agreement for Easement by and between Immanuel Baptist Church (Grantor) and Elizabeth E. Moore and Rusty L. Moore (Grantee) of record in Instrument No. 20141113-0104823, as corrected by Scrivener's Affidavit recorded in Instrument No. 20180606-0054322, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Mara Hoffman, Trustee of the Greyswood Trust dated May 04, 2018 by Warranty deed from Robert R. Campbell, Jr Trustee of the Gus and Gunvor Trust dated November 10, 2014 of record in Instrument No. 20180716-0068792 Register's Office for Davidson County, Tennessee, dated July 13, 2018 and recorded on July 16, 2018.

This conveyance is subject to the following: Metropolitan Nashville and City of Belle Meade property taxes for the year 2022 and subsequent years, a lien not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 411 Ellendale Avenue, Nashville, TN 37205 .

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEES, their successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and she does further covenant and binds herself, her successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Effective the 3rd day of October, 2022:

{The remainder of this page is left blank intentionally.
Signature and Notary acknowledgment appear on the following page.}

The Greyswood Trust dated May 4, 2018

By: Mara Hofman trustee
Mara Hofman, Trustee

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

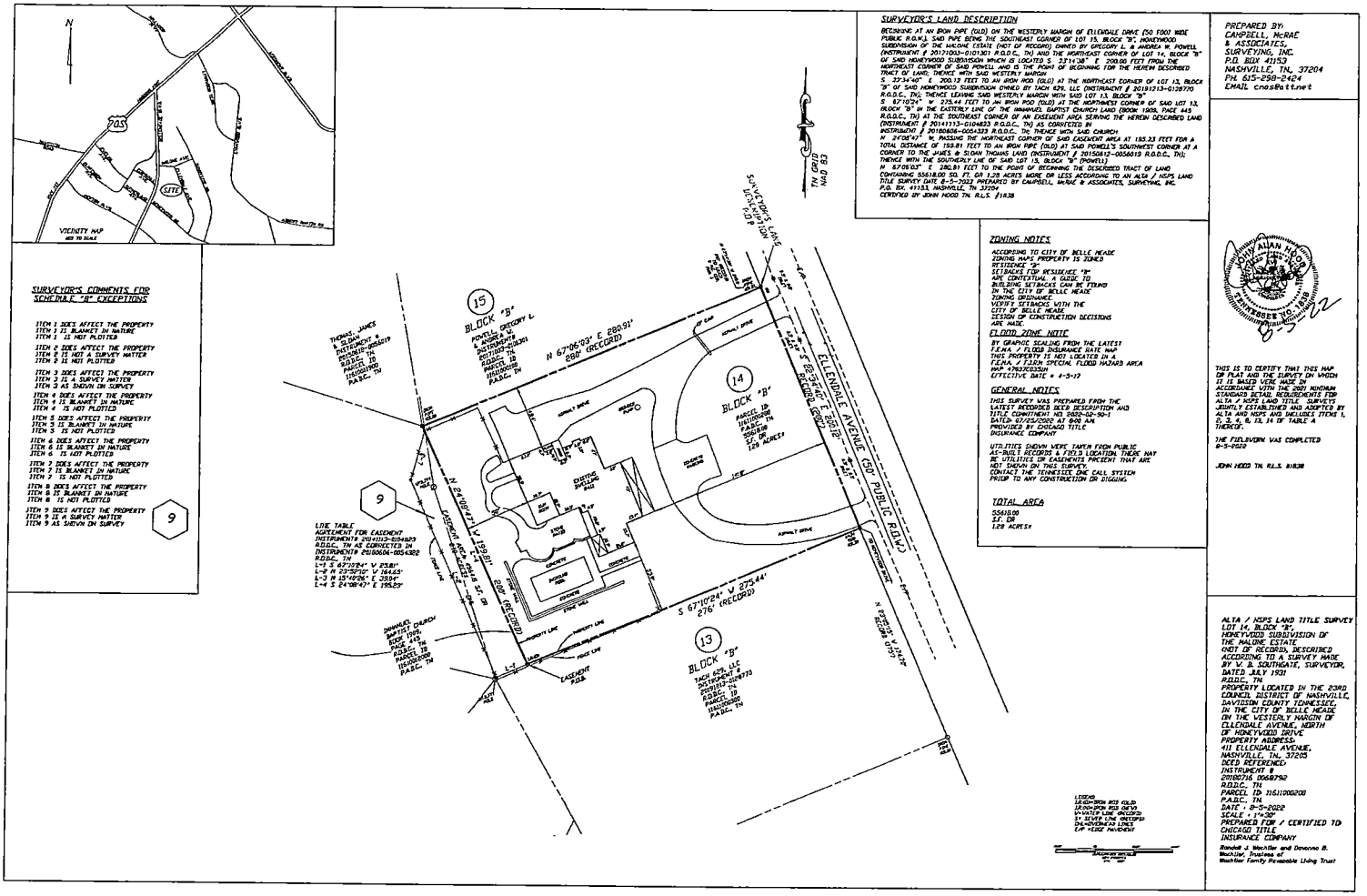
On this 29th day of September, 2022, before me personally appeared Mara Hofman, Trustee of The Greyswood Trust dated May 4, 2018, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of September, 2022.

Lee Mastrogeorge
Notary Signature
My commission expires: May 25, 2023



EXHIBIT "A"


SURVEYOR'S LAND DESCRIPTION
PREPARED BY:
CAMPBELL, McRAE & ASSOCIATES, SURVEYING, INC.
P.O. BOX 41153
NASHVILLE, TN, 37204
PH. 615-298-2424
EMAIL cnos@att.net
ZONING NOTES:
GENERAL NOTES:
FLOOD ZONE NOTE:
TOTAL AREA
SURVEYOR'S COMMENTS FOR SCHEDULE "B" EXCEPTIONS
ITEM 1 DOES AFFECT THE PROPERTY
ITEM 1 IS BLANKET IN NATURE
ITEM 1 IS NOT PLOTTED
ITEM 2 DOES AFFECT THE PROPERTY
ITEM 2 IS NOT A SURVEY MATTER
ITEM 2 IS NOT PLOTTED
ITEM 3 DOES AFFECT THE PROPERTY
ITEM 3 IS A SURVEY MATTER
ITEM 3 AS SHOWN ON SURVEY
ITEM 4 DOES AFFECT THE PROPERTY
ITEM 4 IS BLANKET IN NATURE
ITEM 4 IS NOT PLOTTED
ITEM 5 DOES AFFECT THE PROPERTY
ITEM 5 IS BLANKET IN NATURE
ITEM 5 IS NOT PLOTTED
ITEM 6 DOES AFFECT THE PROPERTY
ITEM 6 IS BLANKET IN NATURE
ITEM 6 IS NOT PLOTTED
ITEM 7 DOES AFFECT THE PROPERTY
ITEM 7 IS BLANKET IN NATURE
ITEM 7 IS NOT PLOTTED
ITEM 8 DOES AFFECT THE PROPERTY
ITEM 8 IS BLANKET IN NATURE
ITEM 8 IS NOT PLOTTED
ITEM 9 DOES AFFECT THE PROPERTY
ITEM 9 IS A SURVEY MATTER
ITEM 9 AS SHOWN ON SURVEY
VICINITY MAP
SURVEYOR'S LAND DESCRIPTION
BLOCK "B"
BLOCK "A"
ELLENDALE AVENUE (50' PUBLIC R/W)
TN GRID NAD 83
LINE TABLE
AGREEMENT FOR EASEMENT
INSTRUMENT# 20141113-0104823
R.O.D.C., TN AS CORRECTED IN
INSTRUMENT# 20180606-0054322
R.O.D.C., TN
L-1 S 47°17'34" W 23.81'
L-2 N 23°25'10" W 164.45'
L-3 N 15°49'26" E 39.94'
L-4 S 24°38'47" E 198.29'
EASEMENT AREA = 6,224 SQ. FT.
0.14 ACRES
200' (RECORD)
S 67°10'24" W 275.44'
276' (RECORD)
N 67°06'03" E 280.91'
280' (RECORD)
S 23°34'40" E 282.18'
282' (RECORD)
N 23°34'40" W 282.18'
282' (RECORD)
LEGEND
IRON ROD SET
IRON ROD FOUND
CENTER LINE MONUMENT
UNDERGROUND LINES
OVERHEAD LINES
CAP HEIGHT PAVEMENT
ALTA / NSPS LAND TITLE SURVEY
LOT 14, BLOCK "B",
HONEYWOOD SUBDIVISION OF
THE MALONE ESTATE
PROPERTY ADDRESS:
411 ELLENDALE AVENUE,
NASHVILLE, TN, 37205
DEED REFERENCE:
INSTRUMENT #
20100716 - 0068792
R.O.D.C., TN
PARCEL ID 11611000200
P.B.P.C., TN
DATE: 8-5-2022
SCALE: 1"=30'
PREPARED FOR / CERTIFIED TO
CHICAGO TITLE
INSURANCE COMPANY
Randall J. Wachter and Davonna B. Wachter, Trustees of Wachter Family Revocable Living Trust
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA / NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 7, 7a, 7b, 7c, 8, 9, 13, 14 OF TABLE A THEREOF.
THE FIELDWORK WAS COMPLETED 8-3-2022
JOHN HOOD TN R.L.S. #1838