WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,950,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF October, 2022

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 933526 DEEDWARR
10/25/2022 09:58:45 AM 2 pgs
Fees: $13.00 Taxes: $14,615.00

20221025-0115568

HOLLY DEES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 7, 2023

Prepared by:
MSD 2022-1246 (Seller)
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

THIS INSTRUMENT WAS PREPARED BY:
James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Morriswood Land Trust dated 07/29/2022	NEW OWNER	
(NAME)	(NAME)	132-07-0-015.00
4201 Morriswood Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **James C. Woodard, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Morriswood Land Trust dated 07/29/2022,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 4 on the Revised Plan of Overton Heights of record in Plat Book 2663, Page 119, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Together with a portion of the right of way of Overton Street which was closed by Ordinance No. 08-8 of record in Instrument No. 20100901-0069577, and Ordinance No. 84-6 of record in Instrument No. 20100901-0069578, said Register's Office, which portion of the said abandoned right of way reverted to the adjoining owners as provided in said ordinances.

Being the same property conveyed to James C. Woodard by Warranty deed from Frances Elizabeth Roberts, unmarried of record in Instrument No. 20180402-0030275 Register's Office for Davidson County, Tennessee, dated March 29, 2018 and recorded on April 2, 2018.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable, Taxes for the year 2022, a lien not yet due and payable. Taxes for the year 2022, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 2663, Page 119, Register's Office for Davidson County, Tennessee. Ingress/Egress Easement of record in Instrument Number 20100901-0069579, in the Register's Office for Davidson County, Tennessee. Access Easement Agreement of record in Instrument Number 20170316-0025681, in the Register's Office for Davidson County, Tennessee. Ordinance of record in Instrument

Number 20100901-0069577 and Instrument No, 20100901-0069578, in the Register's Office for Davidson County, Tennessee.

This property, known as 4201 Morriswood Court, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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.

Witness my/our hand(s) this 21st DAY OF Oct, 2022.

James C. Woodard

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **James C. Woodard**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 21st day of September, 2022.

Notary Public
My commission expires: 7-20-2024

YVETTE LYN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-20-2024

(SEAL)