WARRANTY DEED

File Number: 70143

Return To:
Pinnacle Title & Escrow, LLC
2109 Buena Vista Pike
Nashville, TN 37218
(615) 256-3353

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: May 23, 2009

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Winston Walker	Winston Walker	60-8-89
(NAME)	(NAME)	
4125 Timothy Drive	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37218		
(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, NCW- National Car Wash, LLC By: Johnny Jones Its: Chief Manager, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Winston Walker, 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:

SEE ATTACHED EXHIBIT A

unimproved ☐

This is improved ☒ property, known as 117 Ewing Dr, Nashville, TN 37207

(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 hand this 10th day of April, 2007.

NCW- National Car Wash, LLC

By: Johnny Jones Chief Mgr.

NCW- National Car Wash, LLC By: Johnny Jones Its: Chief Manager

Davidson County DEEDWARR
Recvd: 05/09/07 11:20 3 pgs
Fees:18.00 Taxes:462.50

20070509-0055738

STATE OF TENNESSEE COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared * Johnny Jones, with whom I am personally acquainted, and who upon oath, acknowledged himself/herself to be the Chief Manager of NCW, LLC, National Car Wash, LLC, the within named bargainor, and Limited Liability Company, and that he/she as such Chief Manager , being authorized so to do, execute the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by the said Johnny Jones* as such Chief Manager of NCW, LLC; National Car Wash, LLC*.

Witness my hand and official seal at Nashville, Tennessee this 10th day of ~~April~~, 2007.

Commission expires:

Rachel L. Bell Notary Public

MY COMMISSION EXPIRES:
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EXHIBIT A

Being part of a tract shown as J. A. Mason Property for Future Development, on the plan of Cavalier Apartments, of record in Plan Book 3842, Page 138, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a concrete monument in the northerly margin of Ewing Lane (as dedicated on the herein described plan) at the southeasterly corner of Linden Grove Subdivision, of record in Book 1835, Page 89, thence leaving said margin N 7 degrees 59 minutes E. 162.70 feet to a point, thence easterly with a line parallel to Ewing Lane S 81 degrees 57 minuets E 84.32 feet to a concrete monument, thence 57 degrees 59 minutes W 162.70 feet to a concrete monument in the northerly margin of Ewing Lane, thence with the margin of the same N 81 degrees 57 minutes W 84.32 feet to the point of beginning.

Being part of the property conveyed to NCW-National Car Wash by deed from Carlton Flatt of record in Instrument No. 20030820-0120510, Register's Office for Davidson County, Tennessee.