BILL GARRETT, Davidson County
Trans: T20130061228 DEEDWARR
Recvd: 07/18/13 10:59 3 pgs
Fees: 18.00 Taxes: 347.80

20130718-0074297

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th day of July, 2013.

Notary Public

MY COMMISSION EXPIRES: 11/24/13

(AFFIX SEAL)

WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Bryan Lewis as Trustee of the Harold Thomas Sturdivant Trust	c/o James Bryan Lewis, Trustee	06700001000
(NAME) c/o James Bryan Lewis, Trustee, 214 2nd Ave N. Suite 103	(NAME) 214 2nd Ave N Suite 103	
(ADDRESS) Nashville, TN 37201	(ADDRESS) Nashville, TN 37201	
(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,

DAVID LEE MCDONALD, EXECUTOR AND TRUSTEE OF THE MILDRED L. MCDONALD TRUST/ESTATE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JAMES BRYAN LEWIS AS TRUSTEE OF THE HAROLD THOMAS STURDIVANT TRUST WITH FULL POWER TO MORTGAGE, ENCUMBER, TRANSFER AND CONVEY WITHOUT JOINDER OF ANY BENEFICIARY,

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

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5286 Ashland City Highway, Nashville, TN 37218

(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 our hands this 5th day of July, 2013.

David Lee McDonald, Executor and Trustee of the Mildred L. McDonald Trust/Estate

By: _____

David Lee McDonald, Executor and Trustee

David L McDonald Executor + Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **DAVID LEE MCDONALD** with whom I am personally acquainted, and who upon oath acknowledged him/herself to be the **EXECUTOR AND TRUSTEE, OF THE MILDRED L. MCDONALD TRUST AND ESTATE**, and being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of **THE MILDRED L. MCDONALD TRUST AND ESTATE** by him/herself as **EXECUTOR AND TRUSTEE**.

Witness my hand and official seal at on this 5th day of July, 2013

Commission expires: 3/8/15

Brenda L Lehman

Notary Public

BRENDA L LEHMAN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

July 15, 2013

EXHIBIT A - PROPERTY DESCRIPTION:

BEGINNING AT AN IRON PIN SET AT THE SOUTHEAST CORNER OF THIS HEREIN DESCRIBED PARCEL OF LAND, AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF ASHLAND CITY HIGHWAY;

THENCE WITH THE NORTHERLY RIGHT-OF-WAY OF ASHLAND CITY HIGHWAY, SOUTH 66° 58' 35" WEST, 209.79 FEET TO AN IRON PIN SET IN THE NORTHERLY RIGHT-OF-WAY OF ASHLAND CITY HIGHWAY AND BEING THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED PARCEL OF LAND;

THENCE LEAVING SAID RIGHT-OF –WAY, NORTH 13° 56' 40" WEST, 169.01 FEET TO AN IRON PIN;

THENCE NORTH 66° 37' 41" EAST, 210.00 FEET TO AN IRON PIN SET;

THENCE SOUTH 13° 56' 40" EAST, 170.30 FEET TO THE POINT OF BEGINNING CONTAINING 35,146.69 SQUARE FEET OR 0.81 ACRES MORE OR LESS, ACCORDING TO A SURVEY BY TIMOTHY MARK DONLON, RLS #2297, DATED JUNE 28, 2013.

PROPERTY IS SUBJECT TO A FIFTY FOOT WIDE INGRESS/EGRESS AS SHOWN ON THE BOUNDARY EXHIBIT SURVEY PERFORMED BY DONLON LAND SURVEYING, LLC DATED JUNE 28TH, 2013.

PROPERTY IS ALSO SUBJECT TO TWO PERMANENT DRAINAGE EASEMENT, PER STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION PLANS FOR DAVIDSON COUNTY, PROJECT #19036-3215-14, SHEET 16, AS SHOWN ON THE BOUNDARY EXHIBIT SURVEY PERFORMED BY DONLON LAND SURVEYING, LLC DATED JUNE 28TH, 2013.

Timothy Mark Donlon, RLS
Donlon Land Surveying, LLC
8120 Sawyer Brown Road
Suite 110 A
Nashville, TN 37221
615-673-9116 office
615-673-9117 fax
mdonlonrls@bellsouth.net