8:15

File No. 140256

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140031254 DEEDWARR
Recvd: 05/06/14 14:52 2 pgs
Fees:13.00 Taxes:555.00
20140506-0038635

JENNIFER A. HOFFMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2014

Notary Public

MY COMMISSION EXPIRES: 7-26-15

(AFFIX SEAL)

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Music City Autoplex, LLC	Music City Autoplex, LLC	p/o Parcel #139.00
(NAME) 891-A- West Main St.	(NAME) 2420 Gallatin Road North	
(ADDRESS) Hendersonville, TN. 37075	(ADDRESS) Madison, TN 37115	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, Cheyney McCarter, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Music City Autoplex, LLC, 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:

Being a tract of land located in the 10th Civil District of Davidson County, Tennessee and being more particularly described as follows: (part of: map 25-parcel 139.00): Beginning at an iron pin (old set by Gregory) at the southwest corner of a tract owned by City of Goodlettsville, as of record in deed book 8713 page 918 R.O.D.C., Tn., and being the northwest corner of this tract, THENCE: N 85 deg 36 min 24 sec E, 299.36' to an iron pin (old)in a fence, THENCE: S 04 deg 44 min 00 sec E, 236.78' to an iron pin (old)bent, THENCE: S 85 deg 35 min 39 sec W, 150.13' to an iron pin (new), THENCE: N 04 deg 44 min 00 sec 40.00' to a new iron pin, THENCE: S 85 deg 24 min 45 sec W, 114.66' to a new iron pin, THENCE: N 16 deg 23 min 27 sec W, 202.13' to the point of beginning containing 1.40 acres more or less as per a survey by C&K Surveyors LLC, RLS #1638 dated 4/14/2014.

Being the same property conveyed to Cheyney McCarter by deed from Bonnie Cleaveland and William H. Carman, dated December 28, 2012 and recorded on January 4, 2013 in Instrument No: 20130104-0001073, Register's Office, Davidson County, Tennessee.

Subject to a Sanitary Sewer and/or Storm Drainage Easement of record in Book 11584, Page 924, said Register's Office.

unimproved ☒

This is improved ☐ property, known as 2420 Gallatin Road North, Madison, TN 37115

(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

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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 30th day of April, 2014.

Cheyney McCarter

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cheyney McCarter, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of April, 2014.

Commission expires:

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-26-2018

Notary Public