WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,700,000.00

x _____
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF AUGUST, 2014

_____
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DEANIE L. GREGORY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO
LATER NASHVILLE
TITLE & CLOSING CO.
200 MADISON STREET
MADISON, TN 37115

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Barret, as Trustee of the Grundy Street Trust	James Barret, as Trustee of the Grundy Street Trust	93-09-106.00
P. O. Box 120693 (NAME)	P. O. Box 120693 (NAME)	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37212	Nashville, TN 37212	
(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, I, Royce E. McClintock, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James Barret, as Trustee of the Grundy Street Trust, 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 Lots Nos. 233, 234 and 235 in McNairy's West Nashville Plan, as recorded in Minute Book "C", pages 136 and 137, of the Chancery Court at Nashville, Tennessee, fronting about 138 feet on the southerly side of Grundy Street and running back between parallel lines with the west margin of an alley (being the first alley west of McNairy Street) to an alley in the rear, as indicated by plan of said lots.

Being the same property conveyed to Royce E. McClintock, by deed from FLEMING COMPANIES, INC., an Oklahoma corporation and successor by merger to Malone & Hyde, Inc .of record in Book 10602, Page 489, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This conveyance is subject to encroachment of northeast corner of building on Parcel 104 on the Property; encroachment of southeast corner of building on Parcel 103 on the property; deed overlap of 425 square feet of the Property with adjoining Parcel 105; and 42" brick sewer running diagonally across the Property from northeast to southwest corners.

unimproved ☐

This is improved ☒ property, known as 1207 Grundy Street, Nashville, TN 37203

(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.

BILL GARRETT, Davidson County
Trans:T20140060150 DEEDWARR
Recvd: 08/15/14 10:29 2 pgs
Fees:13.00 Taxes:6290.00

20140815-0073894

Witness my hand this 14th day of August, 2014.

Royce E. McClintock

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Royce E. McClintock, 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 at Franklin, Tennessee this 14th day of August, 2014.

Commission expires:

Notary Public

DEANIE L. GREGORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY