WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140082591 DEEDWARR
Recvd: 11/03/14 10:15 2 pgs
Fees: 13.00 Taxes: 1017.50
20141103-0101080

J. TRENT LEHMAN
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2014

Notary Public

MY COMMISSION EXPIRES: November 13, 2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mark Stevens Realty Group LLC	Mark Finkelstein	09605009800
(NAME)	(NAME)	
9571 Liberty Church Road	Same	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Tennesse Association for Home Care, Inc.,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Mark Finkelstein,** 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 the Third, formerly the Second, Civil District of Davidson County, Tennessee, described as follows:

Beginning at a stone in the southeast corner of the Masonic property; thence west 166 feet with the Masonic line to a stone in the center of the road leaving from McWhirtersville to Donelson Station (now known as Donelson Pike); thence south with the center of said road 134 feet 3 inches to a point in the said road; thence east 166 feet parallel with the Masonic property's south line to a point; thence north 134 feet and 3 inches to the beginning.

Included in the above description, but expressly excluded from this conveyance is that certain parcel or tract of land previously conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, more particularly described as follows: Beginning at the northwest corner of the McClendon land; thence running S 87° 22' E 2.39 feet to a point on the new relocated east margin of Donelson Pike; thence S 2° 29' W 33 feet along the new relocated east margin of Donelson Pike, to the beginning of a curve to the east, thence southeasterly 101.3 feet along said curve along the new relocated east margin of Donelson Pike to a point on the McClendon line to a point on the present east margin of Donelson Pike; thence northerly 134.3 feet along the present east margin of Donelson Pike, to the point of beginning and containing 290 square feet more or less.

Being the same property conveyed to Tennessee Association for Home Care, Inc., a Tennessee Corporation, by Deed from Charles W. Whitnel, Jr., an unmarried person recorded on April 8, 1991 of record in Book 8326, Page 400, in the Register's Office for Davidson County, Tennessee.

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 131 Donelson Pike, Nashville, TN 37214

(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 hands this 31st day of October, 2014.

TENNESSE ASSOCIATION FOR HOME CARE, INC.

Gayla M. Sasser
Executive Director

State of Tennessee
County of Williamson

Personally appeared before me, a notary public in and for the state and county aforementioned, Gayla M. Sasser with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged to be Executive Director of Tennesse Association for Home Care, Inc. and that she as such Executive Director executed the foregoing instrument for purposes therein contained, by signing the name of the entity by as Executive Director

WITNESS my hand and seal this 31st day of October, 2014.

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: November 13, 2017

File No.: 10045