BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150007289 DEEDWARR
Recvd: 01/29/15 13:20 3 pgs
Fees:18.00 Taxes:2493.43
20150129-0008629

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $673,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28TH DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires NOV. 3, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M & S Realty	New Owner	
(NAME)	(NAME)	106-9 68
P.O. Box 100225		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37224-0225		
(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, **JAMES M. MCFARLIN, MARRIED**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **J. MICHAEL MCFARLIN D/B/A M & S REALTY**, HEREINAFTER CALLED THE GRANTEE, HIS 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 (a) 2015 real property taxes; (b) Easement recorded in Instrument Nos. 20120228-0017172 and 20140114-0003779, Book 8190, Page 878 and Book 5776, Page 468, said Register's Office; and (c) Terms and Conditions of Lease Agreement dated March 21, 1960 between Nashville L&D Inc. and Mclean Truckin Company as shown in Book 5178, Page 316, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 101 Terminal Court, Nashville, TN 37210
(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.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness my hand this 27th day of January, 2015.

JAMES M. MCFARLIN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James M. McFarlin, the bargainor, 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 Nashville, Tennessee this 27th day of January, 2015.

Commission expires:

Notary Public

KEVIN O. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Tract 3: Land in the 6th civil district of Davidson County, Tennessee, being part of the 13.7 acres, more or less, tract shown on the boundary survey of the McIntyre property as of record in Book 445, Page 200, Register's Office for Davidson County, Tennessee, said survey being made by W. W. Turner Company, engineers, July 25, 1953, and more particularly described as follows:

Beginning at a point in the Easterly right-of-way of L&N Railway at a concrete monument, said point being at the Southwest terminus of a 42 1/2 foot strip dedicated for a roadway to Woodycrest Avenue, thence with the Easterly right-of-way of the L&N Railway a distance of 320 feet to point in the Easterly right-of-way of the L&N Railway, which point is 320 feet South of said monument and which point is the real point of beginning of the property conveyed herein; thence with the Easterly right-of-way of L&N Railway along a curve to the left with a radius of 2,815 feet, a distance of 550 feet, more or less, to a point; thence leaving said right-of-way South 86 degrees 21 minutes East 350 feet to a point, said point being 50 feet West of the East property line of said 13.7 acres, more or less, tract; thence North 3 degrees 39 minutes East 500 feet to a point; thence North 86 degrees 21 minutes West 125 feet, more or less, to the point of beginning, and containing 2.7 acres, more or less.

Together with an easement for ingress and egress over a 50 foot wide tract of land lying East of and along the Easterly line of the hereinabove described tract being conveyed herein.

Together with an easement for ingress and egress to Kilvington Blvd., formerly Old Woodycrest Avenue, over the following described tract of land:

A tract of land lying North of and adjacent to the hereinabove described 59 foot easement, being 40 feet, more or less, in width, and running in a Northerly direction to Kilvington Blvd., formerly Old Woodycrest Avenue.

Being the same property conveyed to H&M Realty Company, a partnership composed of James M. McFarlin and Riggs L. Hayes, Sr., by deed from Hickory Rental Company, a corporation of record in Book 5776, Page 468 Register's Office for Davidson County, Tennessee.

Tract 3 has the address of 101 Terminal Court, Nashville, Tennessee.

Being part of the same property conveyed by Quitclaim Deed from H&M Realty Company and Riggs L. Hayes, Sr. to James M. McFarlin as recorded on the 7th day of September, 1990 in Deed Book 8190, Page 878 and Deed from Hickory Rental Company to H and M Realty Co., a partnership composed of James M. McFarlin and Riggs L. Hayes, Sr. as recorded on the 30th day of July, 1981 in Deed Book 5776, Page 468, in the Register's Office of Davidson County, Tennessee.