Davidson County	DEEDWARR
Recvd: 02/20/15 10:35	3 pgs
Fees:18.00 Taxes:3607.50	
20150220-0014742	

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $975,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 19 day of February, 2015.

Notary Public

MY COMMISSION EXPIRES: 10.5.2015

(AFFIX SEAL)

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 2742 N. Mt. Juliet Rd. , Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Communications Workers of America, Local 3808	CWA, Local 3808	108 02 0 081.00.
(NAME)	(NAME)	
2911 Elm Hill Pike	3340 Perimeter Hill Dr.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Nine Hundred Seventy-Five Thousand And No/100 Dollars ($975,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **James T. McKinley and Judy C. McKinley, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Communications Workers of America, Local 3808**, 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 14th Civil District of Davidson County, Tennessee, being Lot No. 4 as shown on the Final Subdivision plat entitled "Shadybrook Subdivision, Section 1", as of record in Book 2330, page 116, Register's Office for Davidson County, Tennessee, and being more particularly described as follows: Beginning at an iron rod (old) on the southerly right-of-way line of Elm Hill Pike (right-of-way width varies) at the northwesterly property corner of Lot No. 5 as shown on the aforementioned plat of Shadybrook Subdivision, Section I; said iron rod also being the northwesterly property corner of a tract of land conveyed to Metropolitan Nashville Airport Authority as of record in Book 9558, page 684, Register's Office for Davidson County, Tennessee; thence, leaving the southerly right-of-way line of Elm Hill Pike and with the westerly property line of said Metropolitan Nashville Airport Authority, South 24 deg. 47 min. 51 sec. West, 307.88 feet to an iron rod (old) in the northerly property line of Lot No. 1 as shown on the final subdivision plat entitled "Metro Airport Centre, Section 5, Phase 4" as of record in Book 9700, page 375, Register's Office for Davidson County, Tennessee; thence with the northerly property line of Lot No. 1, North 85 deg. 42 in. 06 sec. West, passing through an iron rod (old) at 151.34 feet, for a total distance of 154.70 feet to an iron rod (new) at the southeasterly property corner of Lot No. 3 as shown on the aforementioned plat of "Shadybrook Subdivision, Section I; thence, with the easterly property line of said

Lot No. 3, North 24 deg. 46 min. 59 sec. East 367.80 feet to an iron rod (old) on the southerly right-of-way line of said Elm Hill Pike thence, with the southerly right-of-way line of Elm Hill Pike South 62 deg. 56 min. 00 sec. East, 145.11 feet to the point of beginning and containing 48,971 square feet or 1.124 acres, more or less as calculated by the above courses and distances, according to a boundary survey prepared by H & H Land Surveying, Inc., Job Number 2002-1025, Michael V. Holmes, R.L.S., Tennessee No. 213, dated November 25, 2002.

Being the same property conveyed to James T. McKinley and wife, Judy C. McKinley by Warranty deed from Carl E. Dodd and wife, Imogene P. Dodd, dated February 27, 2003 of recorded February 28, 2003 in Instrument No. 20030228-0026594, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2911 Elm Hill Pike, Nashville, TN 37214

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, has 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 19th day of February, 2015.

James T. McKinley

Judy C. McKinley

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, James T. McKinley and Judy C. McKinley, husband and wife, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of February, 2015.

Notary Public

My Commission Expires: September 10, 2018

(SEAL)

ROBERT O'RILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

True Copy Certification

I, Connie Buchanan, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Connie Buchanan

State of Tennessee/ County of Wilson SS:

Personally appeared before me, Shelly M. Smith, a notary public for this County and State, Connie Buchanan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M. Smith

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

File Number: MTJ-142649