(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$860,000.00**

Affiant

Subscribed and sworn to before me, this 2nd day of September, 2015

Notary Public

MY COMMISSION EXPIRES: 9/20/17
(AFFIX SEAL)

JENNIFER D. STACEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20150077002 DEEDWARR
Recvd: 09/10/15 10:33 2 pgs
Fees:13.00 Taxes:3182.00
20150910-0091907

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rodney S. Jarvis	New Owner	042-16
(NAME)	(NAME)	(MAP)
310 Madison St.		161.00,-224.00 154.00
(ADDRESS)	(ADDRESS)	(PARCEL)
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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Robert A. Warner, and wife, Suzanne G. Warner, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Rodney S. Jarvis and wife, Rebecca Jarvis, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

A tract of land in Davidson County, Tennessee, being located on the East line of the Louisville and Nashville Railroad Company, on the Southern margin of Woodruff Street and West of Madison Street and described according to a survey by Michael V. Holmes, Tennessee Registered Land Surveyor, R.L.S. No. 213, dated June 17, 1997 and updated March 15, 2000, as follows:

BEGINNING at the North West intersection of Douglas Avenue and Madison Street; thence North 86 deg. 00' 55" W, 201.80 feet to a railroad spike on the Northern margin of said Madison Street, the true point of beginning of this tract;

(1) Thence along said margin of Madison Street, N 86 deg. 00' 55" W, 107.43 feet to a PK Nail at the Northeastern terminus of said Madison Street;
(2) Thence along the terminus of said Madison Street, S 17 deg. 12' 40" W, 39.00 feet to a PK Nail, the Southwestern terminus of said Madison Street;
(3) Thence along the South margin of said Madison Street, S 86 deg. 00' 55" E, 50.15 feet to a railroad spike;
(4) Thence leaving said margin, S 17 deg. 12' 40" W, 61.00 feet to an iron pin;
(5) Thence N 86 deg. 00' 55" W, 109.93 feet to an iron pin in the eastern margin of said railroad;
(6) Thence along said margin, N 17 deg. 12' 40" E, 733.06 feet to a PK Nail in the Southern margin of said Woodruff Street,
(7) Thence along the Southern margin of said Woodruff Street, S 86 deg. 19' 17" E, 105.39 feet to an iron pin;
(8) Thence leaving said margin of Woodruff Street, S 11 deg. 39' 03" W, 622.39 feet to the point of beginning for this tract.Being the same property conveyed to Robert A. Warner, a fifty percent (50%) interest as Tenant-in-Common and Suzanne G. Warner, a fifty percent (50%) interest as Tenant-in-Common by Quitclaim deed from Robert A. Warner, Sr. and wife, Suzanne G. Warner of record in Instrument No. 20090123-0005752 Register's Office for Davidson County, Tennessee, dated January 12, 2009 and recorded on January 23, 2009.

Being also known as 310 Madison St.; 313 Madison St.; 313 Woodruff St., Madison, TN 37115

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 310 Madison St., 313 Madison St. and 313 Woodruff St., Madison, Tennessee 37115

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 hand(s) this 2nd day of September, 2015.

Robert A. Warner

Suzanne G. Warner

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Robert A. Warner, Suzanne G. Warner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 2nd day of September, 2015.

Notary Public

My Commission Expires: 9/20117

JENNIFER D. STACEY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY