STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF November, 2015.

Notary Public
MY COMMISSION EXPIRES:
File No. 15-3117D

TRUDY MILLIKEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

BILL GARRETT, Davidson County
Trans:T20150096647 DEEDWARR
Recvd: 11/13/15 09:31 2 pgs
Fees:13.00 Taxes:1176.60
20151113-0115349

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Morgan Investments, LLC (NAME) | New owner ~~Southern Bank of Tennessee~~ (NAME) | 42-1-49 |
| 3998 Dickerson Road (STREET ADDRESS) | 213 Bradshaw Rd ~~1499 N. Mt Juliet Road~~ (STREET ADDRESS) | |
| Nashville, TN 37207 (CITY) (STATE) (ZIP) | Lebanon TN 37087 ~~Mount Juliet, TN 37122~~ (CITY) (STATE) (ZIP) | |

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Jean Spain, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Morgan Investments, LLC., a Tennessee limited liability company**, 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 10th, formerly 22nd, Civil District of Davidson County, Tennessee, being part of Lot No. 2 on the Map of the lands of K. J. Morris, as of record in Book 57, Page 49, Register's Office for said County, described according to a survey made by George W. Watkins, Surveyor, February 10, 1950, as follows:

Beginning at a point in the center of Dickerson Pike at the intersection of the center line of said Dickerson Pike and the center line of Hunter's Lane; thence with the center of said Hunter's Lane North 86 degrees 15 minutes West 210 feet to a railroad spike; thence South 20 degrees West 210 feet to an iron pin; thence South 86 degrees 15 minutes East 210 feet to a point in the center of said Dickerson Pike; thence with the center of said Dickerson Pike North 20 degrees East 210 feet to the beginning, containing 1 acre, more or less.

Included in the foregoing but expressly excluded from this conveyance is a right-of-way conveyed to the Metropolitan Government of Nashville & Davidson County, Tennessee, of record in Book 8738, Page 398, Register's Officer for Davidson County, Tennessee.

BEING the same property conveyed to Jean Spain from Viola Garrett Pegram, a widow, by Warranty Deed dated April 29, 2002, as Instrument No. 20020502-054172, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 57, page 49, Register's Office for Davidson County, Tennessee.

2. Notwithstanding the recitation of acreage contained in Schedule A hereof, nothing herein contained shall be construed as a guarantee of the accuracy of the computation of such acreage or square footage.

The 2015 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 3998 Dickerson Road, Nashville, TN 37207.

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. Whenever 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 12th day of November, 2015.

Jean Spain

November 12, 2015
Date

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 Jean Spain, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 12th day of November, 2015.

My Commission Expires: 8/7/2018

Notary Public

SUMNER COUNTY TENNESSEE NOTARY PUBLIC STATE OF TRUDY MILLIKEN

*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**