WARRANTY DEED

STATE OF Tennessee

COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,500.00

Affiant

NOTARY PUBLIC
S. Nixon Pressley
My Commission Expires
March 21, 2017
STATE OF TENNESSEE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 03/21/2017

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bennett & Pressley, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Stillwater Construction and Development, LLC	Same	044-15-0-001.00
305 (NAME) ~~308~~ Anchor Lane	(NAME)	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(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, WE, **Majestic Builders, Inc.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Stillwater Construction and Development, LLC**, 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:

SEE EXHIBIT "A" ATTACHED HERETO

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☑

This is improved ☐ property, known as 0 Bryan Street, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans: T20160022904 DEEDWARR
Recvd: 03/21/16 14:00 3 pgs
Fees: 18.00 Taxes: 416.25
20160321-0026622

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 our hands this 14th day of March, 2016.

MAJESTIC BUILDERS, INC.

Chris White
President

State of Tennessee

County of WILSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Chris White with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the President of Majestic Builders, Inc., the within named bargainor, a corporation, and that he as such President executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Chris White as such President.

WITNESS my hand and seal this 14th day of March, 2016.

Notary Public
My Commission Expires: 03/21/2017

S. NIXON PRESSLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC
S. Nixon Pressley
My Commission Expires
March 21, 2017
STATE OF TENNESSEE

EXHIBIT "A"
LEGAL DESCRIPTION

LAND lying in the Fourth-Civil District of Davidson County, Tennessee, and being the Business Property on the Plat of Rolling Green Subdivision, Business Property, South of Donelson Avenue and West of Bryan Street, Section "D" of record in Book 1879, Page 35, Register's Office for Davidson County, Tennessee, more particularly described as follows:

STARTING with a concrete monument at the South end of the return at the Southwest corner of the intersection of Bryan Street and Donelson Avenue, said monument being the point of beginning, and running thence the following courses and distances:

1. South 0 degrees, 45 minutes West along the Westerly margin of Bryan Street 207.2 feet to an iron pin, said pin being located on the Northeast corner of Lot No. 109 on the Plan of Section "D"; thence,
2. North 89 degrees, 15 minutes West along the Northerly margin of Lot No. 109,Section "D" 210.0 feet to an iron pin, said pin being located in the Easterly margin of Rolling Green Subdivision, Book 1424, Page 75, R.O.D.C.; thence,
3. North 0 degrees, 45 minutes East along the Easterly boundary line of Rolling Green Subdivision 142.2 feet to an iron pin; thence,
4. South 89 degrees, 15 minutes East along the Southerly margin of a cemetery 62.0 feet to an iron pin; thence,
5. North 0 degrees, 45 minutes East along the Easterly margin of said cemetery 90.0 feet to an iron pin located in the Southerly margin of Donelson Avenue; thence,
6. South 89 degrees, 15 minutes East along the Southerly margin of Donelson Avenue 123.0 feet to a concrete monument; thence,
7. Around a curve to the right, said curve having a radius of 25 feet for a distance of 39.3 feet to a concrete monument and the point of beginning, containing 0.99 acres, more or less.

BEING the same property conveyed to Majestic Builders, Inc. by deed from Chris White, individually of record in Instrument No. 20151215-0125774, Register's Office for Davidson County, Tennessee.