BILL GARRETT, Davidson County
Trans:T20160033689 DEEDWARR
Recvd: 04/25/16 11:22 2 pgs
Fees:13.00 Taxes:3570.50
20160425-0039867

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

(1)

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
16-0272

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $965,000.00

Affiant

SHANNON R. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires MAR. 9, 2020

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of April, 2016

Notary Public
Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Tabor Luckey 8251 River Road Pike Nashville, TN 37209	new owner	066-00-0-120.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Dr. James L. Blair and wife, Sybil L. Blair

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tabor Luckey and Jaclynn Luckey, husband and wife

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 Davidson County, Tennessee, described as follows, to-wit:

BEGINNING at an iron pin in the right of way of River Road Pike, said pin being the Southwest corner of described tract and also being South 48 degrees 12 minutes 24 seconds East 98.73 feet from the southeast corner of Davidson County Map 66 Parcel 33; thence North 11 degrees 30 minutes 00 seconds East 904.79 feet to an iron pin; thence North 56 degrees 30 minutes 00 seconds East 245.82 feet to an iron pin; thence North 11 degrees 30 minutes 00 seconds East 3291.22 feet to a point in the Cumberland River (passing an iron pin at 141.84 feet) to an iron pin; thence South 78 degrees 30 minutes 00 seconds East 87.12 feet to an iron pin; thence South 11 degrees 30 minutes 00 seconds West 728.66 feet to an iron pin; thence North 78 degrees 20 minutes 00 seconds West 87.82 feet to an iron pin; thence South 11 degrees 30 minutes 00 seconds West 1742.17 feet to an iron pin; thence South 56 degrees 30 minutes 00 seconds West 508.41 feet to an iron pin; thence South 11 degrees 30 minutes 00 seconds West 767.90 feet to an iron pin; thence with a curve to the left having a central angle of 2 degrees 00 minutes 50 seconds, a radius of 2869.21 feet, a length of 100.84 feet and a chord bearing and distance of North 46 degrees 12 minutes 48 seconds West and 100.84 feet to the point of beginning, containing approximately 25.28 acres, more or less.

BEING the same property conveyed to Dr. James L. Blair and wife, Sybil L. Blair by Warranty Deed from Curtis M. Groves and Faith J. Groves, husband and wife, dated 9/14/07 and recorded 9/25/07 in Instrument Number 20070925-0114379, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8251 River Road Pike, Nashville, TN 37209.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 21st day of April, 2016.

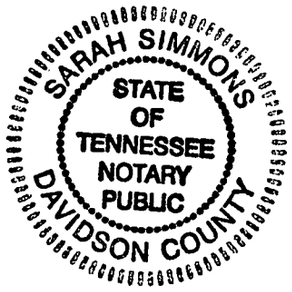
James L. Blair
Dr. James L. Blair

Sybil L. Blair
Sybil L. Blair

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dr. James L. Blair and wife, Sybil L. Blair** 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 at Brentwood, Tennessee this 21st day of April, 2016.



(Notary Seal)

Sarah Simmons
Notary Public
My Commission Expires: 5/8/2018