|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$107,200.00 Bernist Leon McMichen III
|Affiant

Warranty Deed

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 29th day of April, 2016.
| Susan Frensley Newton
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 9-11-17
| (AFFIX SEAL)

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bernist Leon McMichen, III 443 Chestnut Street Nashville, TN 37203	New Owner	019.13-0-067.00 AND 019.13-0-068.00

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, we,

Perfection Moulders, Inc.

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Bernist Leon McMichen, III, a married person

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:

Three Tracts of Land in Davidson County, State of Tennessee, described as follows:

Tract No. 1: Lying in the 10th Civil District of Davidson County and bound as follows: On the North by the colored school lot, on the West by the college lot, on the South by the Urley lot and on the East by the L & N RR property, Said Lot fronts 66 feet on the L & N RR Property, and runs back about 93-1/2 feet between parallel lines to the college lot line and also has a frontage of 66 feet on said line.

Tract No. 2: Situated in the town of Goodlettsville, Tennessee, 10th Civil District: Beginning at the S.E. corner of the M.E. Church property, Moncrief and Ransom corner, running westerly 21 feet to the N.E. corner of the Mathews Lot; thence southerly with the Mathews east boundary line 95 feet: thence easterly 125 feet to the L & N RR property; thence following the L & N RR line N.W. 38 ½ feet; thence N. with the L & N RR line 65 feet to Moncrief and Ransom S.E. corner; thence W. 93 feet to the beginning.

Tract No. 3: Beginning with the N.E. corner of the Male Academy Lot and running thence with the line of said Academy Lot S. 22 degrees E 19.6 poles to a stake in the western edge of Academy St. thence with the N side of said street N 55 degrees 9.12 poles to a stake on the western side of Depot Street; thence with the western edge of said street N 23 -1/2 degrees W 15 poles to a stake in the southern edge of Connell Street; thence with the southern edge of Connell Street S 73 degrees W 8.28 poles to the beginning.

Being the same property conveyed to Perfection Moulders, Inc. by Quitclaim Deed from Barbara M. Campbell, Trustee, dated December 20, 1990, of record in Book 8264, Page 871, Register's Office for Davidson County, TN.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Property is subject to an Easement by Court Order to Sprint Communications of record in Instrument Number 20140114-0003779, said Register's Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **213 and 213B Connell Street, Goodlettsville, TN 37072**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

BILL GARRETT, Davidson County
Trans:T20160036025 DEEDWARR
Recvd: 05/02/16 12:07 2 pgs
Fees:13.00 Taxes:396.64
20160502-0042726

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 its hand(s) this 29th day of April, 2016.

Perfection Moulders, Inc.

By: _____ Pres
James W. McKee, Jr., President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, James W. McKee, Jr., with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged the he is the President of Perfection Moulders, Inc. and is authorized by Perfection Moulders, Inc., to execute this instrument on behalf of the Perfection Moulders, Inc.

Witness my hand, at office, this 29th day of April, 2016.

_____
NOTARY PUBLIC

My Commission Expires: 9-11-17

SUSAN FRENSLEY NEWTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. SEPTEMBER 11, 2017
COUNTY OF DAVIDSON

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076