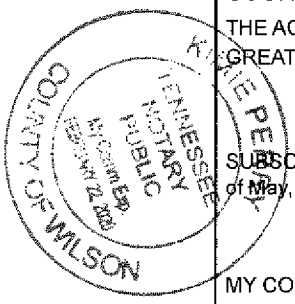
WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/12/16 14:41 3 pgs
Fees:18.00 Taxes:40.70
20160512-0047570



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $11,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 2-22-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Country Club Investors, LLC	Country Club Investors, LLC	070080048.00; 070080049.00 & 070080050.00 & 070080056.00 & 070080057.00 & 070080058.00 & 070080059.00
(NAME)	(NAME)	
4372 S. Carothers Road	4372 S. Carothers Road	
(ADDRESS)	(ADDRESS)	
Franklin, TN 37064	Franklin, TN 37064	
(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 considerations, the receipt of which is hereby acknowledged, I, **Walter Acklen**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Country Club Investors, LLC**, hereinafter called the GRANTEE(S), assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Certain tracts or parcels of land situated in Davidson County, State of Tennessee, described as follows, to-wit:
Parcels 48 & 49
Being Lots Nos. 223 and 224 in Haynie's Republican Plan of record in Book 161, Page 92, Register's Office of Davidson County, Tennessee. Said lots adjoin and together front 50 feet on the easterly side of McKinley Street and run back 125 feet to an alley.

and
Parcel 50
Being Lot No. 222 in Haynie's Republican Plan as of record in Book 161, Page 92, of the Register's Office for Davidson County, Tennessee. Said Lot No. 222 fronts 25 feet on the easterly side of McKinley Street, and runs back between parallel lines 125 feet to an alley.

and
Parcels: 58, 57 & 56
Being lots Nos. 214, 215 and 216 in J.B. Haynie's Republican Plan as recorded in Book 161, Page 92, Register's Office for Davidson County, Tennessee. Said lots front 25 feet each on McKinley Street and run back between parallel lines 125 feet to an alley.

and
Parcel 59
Being Lot No. 150, in Haynie's Republican Plan, as recorded in Book 161, Page 92, Register's Office for

Davidson County, Tennessee. Said lot fronts 25 feet on the McKinsey Street, and runs back between parallel lines 125 feet to an alley.

Being a portion of the same property conveyed to Ehrai Acklen, married by Quit Claim Deed dated 05/04/1977 from Leon McHenry, unmarried of record in Book 5144, Page 110, Register's Office for Davidson County, Tennessee. Said property being a portion of the same property further conveyed to Ehrai Acklen Zapp and Walter Acklen, Jointly with rights of survivorship by Quit Claim Deed dated 03/13/2008 from Ehrai Acklen Zapp of record in Instrument 200803170026923, Register's Office for Davidson County, Tennessee. The said Ehrai Acklen Zapp having since died on February 6, 2013 leaving Walter Acklen as sole surviving tenant with right of survivorship.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☑

This is improved ☐ property, known as Lots McKinley Street, Nashville, TN 37207

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand this 12th day of May, 2016.

Walter Acklen

State of Tennessee
County of Wilson

Personally appeared before me Walter Acklen, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of May, 2016.

Notary Public Tracey Trumphour - MJ
My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATION

I, Kimie Perry, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Jill Simmons a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 9-4-19
Notary Seal (if on paper)

