This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW16480

BILL GARRETT, Davidson County
Trans:T20160061846 DEEDWARR
Recvd: 07/19/16 09:25 3 pgs
Fees:18.00 Taxes:1431.90
20160719-0073990

Send Tax Bills To:
New Owner

New Owner is:
American Dream Developers, Inc
4201 Barnes Cove Dr.
Antioch, TN 37013-4473

MAP: 148-00-0

PARCEL: 044.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **John Phillip Sturdivant and wife, Connie Gail Sturdivant**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **American Dream Developers, Inc, and Allstate Auto Sales and Services**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **2135 (a/k/a 2139) Antioch Pike, Nashville, TN 37013**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in the Second Civil District of Davidson County, Tennessee, according to a survey made by James L. Murphy, Jr., and Company, Surveyors, dated March 27, 1961 (a copy of said survey is attached as Exhibit "A" to a prior deed in Book 8274, Page 731, and is hereby incorporated by reference), formerly a portion of the Dr. George Charlton Property, more particularly described as follows:

BEGINNING at a point in the southwesterly margin of Antioch Pike; thence southeasterly along the margin of Antioch Pike a distance of 200 feet to an iron pin; thence South 49 degrees 30 minutes West a distance of 219.32 feet to a point in the center of Mill Creek; thence along the center of Mill Creek South 87 degrees 34 minutes West a distance of 324.37 feet to a point; thence North 49 degrees 30 minutes East a distance of 473.25 feet to the point of beginning; said tract of land containing 1.59 acres, more or less.

SAID tract of land is bounded generally on the North by Antioch Pike; on the East by the lands of Jasper E. Hutcheson and wife Etta D. Hutcheson, of record in Book 3217, Page 427, said Register's Office (shown in Book 8274, Page 731 Exhibit "A" survey as the 1.10 acre tract); on the South by Mill Creek; and on the West by the lands of Nicholson and/or heirs, devisees, remaindermen (Angie W. Sullivan, as indicated by tax roll).

BEING the same property conveyed to John Phillip Sturdivant and wife, Connie Gail Sturdivant by Quitclaim Deed from John R. Sturdivant, dated 5/8/03 and recorded 5/19/03 in Instrument Number 20030519-0067767; and the same property previously conveyed to John R. Sturdivant and wife, Marilyn T. Sturdivant by Warranty Deed from Jesse J. Clark and wife, Laudine G. Clark, dated 1/8/91 and recorded 1/14/91 in Book 8274, Page 731, Register's Office for Davidson County, Tennessee. The said Marilyn T. Sturdivant is reported to have died on or about December 8, 2002.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, its heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 15th day of July, 2016.

GRANTOR(S):

JOHN PHILLIP STURDIVANT

CONNIE GAIL STURDIVANT

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **John Phillip Sturdivant and Connie Gail Sturdivant**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 15th day of July, 2016.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$387,000.00**.

AFFIANT

SWORN TO and subscribed before me this 15th day of July, 2016.

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

NOTARY PUBLIC
My commission expires:_____