Davidson County DEEDWARR
Recvd: 08/29/16 14:24 5 pgs
Fees:28.00 Taxes:2097.88
20160829-0090297

33095

THIS INSTRUMENT PREPARED BY: Mudter & Patterson An Association of Attorneys 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 33095-06-2016	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $566,993.90. Affiant Subscribed and sworn to before me this 25th day of August, 2016. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michael King 1235 6th Avenue North Nashville, TN 37208	New Owner	SEE EXHIBIT "B"

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Dillard Investments, L.P., a Tennessee limited partnership ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Michael King ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is unimproved property consisting of 29 parcels located on Haynie Avenue and Brick Church Pike, Nashville, Tennessee 37207.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 19th day of August, 2016.

Dillard Investments, L.P.
a Tennessee limited partnership

BY: G Scott, Executor
Gary Scott, Executor of the
Estate of M.R. Dillard,
General Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Gary Scott, Executor of the Estate of M.R. Dillard, the bargainor, with whom I am personally acquainted (or 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 that he is the General Partner of Dillard Investments, L.P., a Tennessee limited partnership, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 19th day of August, 2016.

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 6, 2020

Notary Public
My Commission Expires:

EXHIBIT "A"

The following tracts or parcels of land located in the 12th Civil District of Davidson County, Tennessee:

Tract 1: Being Lots 2, 3, 4, 5, 6, 7, 16, 17, 21, 23, 24, 25, 27, 28, 29, 30, 31, 32, 33, 43, and 44 on the Map of J. B. Haynie's Dudley Bell Plan as of record in Plat Book 57, page 167, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete descripton of said lots.

Tract 2: Being Lot No. 11 and the easterly part of Lot No. 10 on the Map of J. B. Haynie's Dudley Belle Plan, as of record in Plat Book 57, page 167, Register's Office for Davidson County, Tennessee. Said Lot No. 11 and part of said lot adjoin and front together 61.2 ft. on the northerly side of Haynie Avenue and run back between lines 150 ft. to an alley in the rear on which they measure 85.8 ft.

Tract 3: Being the westerly 38.8 ft. of Lot 14 and all of the Lots 12 and 13, as shown on the Map of J. B. Haynie's Dudley Belle Plan, as of record in Plat Book 57, page 167, Register's Office for Davidson County, Tennessee. Said lots and part of lot adjoin and front together 138.8 ft. on the northerly margin of Haynie Avenue and runs back between lines 150 ft. to an alley. The easterly line of said lots begins at a point on the southerly margin of Haynie Avenue, 11.2 ft. westerly from the common corner of Lots 14 and 15, and the westerly line of said property is the dividing line between 11 and 12.

Tract 4: Being the easterly part of Lot 15 as shown on the Map of J. B. Haynie's Dudley Belle Plan, as of record in Plat Book 57, page 167, Register's Office for Davidson County, Tennessee. Said part of said lot fronts 11.2 feet on the northerly margin of Haynie Avenue and extends back on the easterly line with the line between Lots 15 and 16, 150 feet to a point in the southerly margin of an alley, said point being the common corners of Lots 15 and 16, and extends back on the westerly line 150 fet more or less to a point in the southerly margin of an alley, (said point being the common corners of Lots 14 and 15) and measuring 50 feet on said alley.

Being part of the same property conveyed by Quitclaim Deed to Dillard Investments, L.P., a Tennessee limited partnership from M. R. Dillard (a/k/a Mathie R. Dillard, Mathie R. Dillard, Jr. and Mathie Robert Dillard) and Sadie M. Dillard (a/k/a Sadie Dillard and Sadie Marie Dillard) as recorded on the 21st day of December, 2001 in Instrument No. 20011221-0141456, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and county taxes for the year 2016 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantee.
2. All matters appearing on the Plan of record as Plat Book 57, page 167, Register's Office for Davidson County, Tennessee.
3. Easement for Sewer/Storm Drainage of record in Book 8059, page 384 and Book 8059, page 390, Register's Office for Davidson County, Tennessee. (As to only Lot 21 and Lot 25 as identified on Schedule A.)
4. Conveyance for Right of Way of record in Book 10193, page 992, Register's Office for Davidson County, Tennessee. (As to only Lot 23.)
5. Conveyance for Right of Way of record in Book 10193, page 995, Register's Office for Davidson County, Tennessee. (As to only Lot 24.)
6. Conveyance for Right of Way of record in Book 10193, page 989, Register's Office for Davidson County, Tennessee. (As to only Lot 25.)

EXHIBIT "B"

TAX INFORMATION

DAVIDSON COUNTY MAP & PARCEL NUMBERS:

060-13-010.00
060-13-011.00
060-13-012.00
060-13-013.00
060-13-014.00
060-13-015.00
060-13-017.00
060-13-018.00
060-13-019.00
060-13-020.00
060-13-023.00
060-13-025.00
060-14-003.00
060-14-005.00
060-14-006.00
060-14-007.00
060-13-043.00
060-13-042.00
060-13-041.00
060-13-040.00
060-13-039.00
060-13-038.00
060-13-037.00
060-13-028.00
060-13-027.00

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, EILEEN K. HOPKINS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

