BILL GARRETT, Davidson County
Trans:T20160083671 DEEDWARR
Recvd: 09/23/16 10:27 3 pgs
Fees:18.00 Taxes:6567.50
20160923-0100425

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205
Box #26B 15373

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
ACC Investments	New Owner	114400000100
P.O. Box 50022		
Nashville, TN 37205		

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205

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 are hereby acknowledged, Eve M. Maxwell, a single person (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto ACC Investments (The "Grantee"), Grantee's successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

See Attached Exhibit A for legal description.

Being the same property conveyed to Milton B. Maxwell Jr. and wife, Eve M. Maxwell by Warranty Deed from Johnnie Mia Harrison and Evelyn F. Sullivan of record in Book 85654, page 225, said Register's Office for Davidson County, Tennessee. The said Milton B. Maxwell, Jr. died on October 9, 2005 and upon his death, title was vested in Eve M. Maxwell as the sole surviving tenant by the entirety.

This is improved real property located on 1630 Chickering Road, Nashville, Tennessee 37215.

This conveyance is subject to the following:

1. Taxes for the year 2016 for Davidson County, Tennessee.
2. All matters as shown on Plat book 1130, page 48, said Register's Office for Davidson County, Tennessee.
3. Easement for the right-of-way of Chickering Road.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $1,775,000.00.
(
(
(Subscribed and sworn to before me
(this 22nd day of September, 2016.
(
(
(My Commission Expires:

Affiant

Notary Public

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, it's successors and assigns, forever.

And Grantor is covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor is further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, it's successors and assigns against the lawful claims of all persons whomsoever. Witness my hand this 22nd day of September, 2016.

Eve M. Maxwell

Eve M. Maxwell

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}
Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Eve M. Maxwell with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 22nd day of September, 2016.

Notary Public

My Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

EXHIBIT "A"
LEGAL DESCRIPTION

Being a tract or parcel of land lying in the Second Civil District of Davidson County, Tennessee and being the northerly part of Tract No. 4 on the Plat showing subdivision of J.E. Northern Farm, as of record in Plat Book 1130, page 48, Register's Office for said County, and being more particularly described as follows:

Beginning at a point located in the centerline of Chickering Road, formerly known as Belle Mead Pike, said point being the northwesterly corner of the property being described in Deed Book 1389, page 392, Register's Office for Davidson County, Tennessee; thence with the centerline of Chickering Road South 11 degrees 30 minutes West, 171.4 feet to a point, said point being the northwesterly corner of the property conveyed to Eula Northern Crawford as being described in Deed Book 2959, page 213, Register's Office for Davidson County, Tennessee; thence leaving the centerline of Chickering Road and running with the northerly line of the property conveyed to Eula Northern Crawford South 86 degrees East 657 feet to a point, said point being the northeasterly corner of the property conveyed to Eula Northern Crawford; thence with the westerly line of the property now or formerly conveyed to "Mrs. Ed Sawyer" North 3 degrees 15 minutes East, 169.8 feet to the northeasterly corner of the herein described property and lying to the South of the Andrews' property, as of record in Plat Book 6200, page 121, Register's Office for Davidson County, Tennessee; thence running with the northerly line of the herein described property North 86 degrees West, 632.5 feet to the point of beginning.

Included but excluded from the above described tract is that portion which has been dedicated for the right of way of Chickering Road, formerly known as Belle Mead Pike, as being shown on the plat of record, as recorded in Plat Book 1130, page 48, Register's Office for Davidson County, Tennessee.