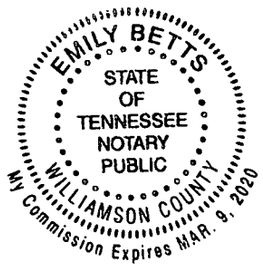
| | |
|---|---|
| <br>(Notary Stamp) | **STATE OF TENNESSEE**<br>**COUNTY OF WILLIAMSON**<br><br>The actual consideration or value, whichever is greater, for this transfer is $21,250.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 28th day of October, 2016.<br><br>Notary Public<br><br>My commission expires:_____ |

**THIS INSTRUMENT PREPARED BY**
**McCann & Hubbard**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**

BILL GARRETT, Davidson County
Trans:T20160099691 DEEDWARR
Recvd: 11/10/16 13:12 2 pgs
Fees:13.00 Taxes:78.63
20161110-0119147

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Brad Scarbrough, Esq.** | **New Owner** | **Map/Parcel: 066-090.00** |
| **5214 Maryland Way, Suite 207** | | |
| **Brentwood, TN 37027** | | |

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 ACKNOWLEDGE, WE,

**Thomas H. Hogshead, Trustee of the Thomas H. Hogshead Revocable Living Trust Agreement dated April 18, 1996**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**WK3 LLC**

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:

Tract 2: Beginning at an iron pin in the northerly margin of Ashland City Highway (State Route No. 12), said pin being South 70 degrees 47 minutes 13 seconds East, 568.69 feet from the southeast corner of the property conveyed to R. G. Sullivan by deed of record in Book 1585, page 371, Register's Office for Davidson County, Tennessee; thence North 21 degrees 33 minutes 20 seconds East, 729.9 feet to an iron pin at the base of a 24-inch tree; thence South 72 degrees 06 minutes 26 seconds East, 219.11 feet to an iron pin; thence North 32 degrees 37 minutes 43 seconds East, 232.76 feet to an iron pin; thence South 18 degrees 25 minutes 51 seconds West, 960.73 feet to an iron pin in the northerly margin of Ashland City Highway; thence with the northerly margin of Ashland City Highway, North 70 degrees 47 minutes 13 seconds West, 316.00 feet to the point of beginning, containing 5.12 acres, more or less.

Being part of the same property conveyed to Thomas H. Hogshead, Trustee of the Thomas H. Hogshead Revocable Living Trust Agreement dated April 18, 1996, by Quitclaim Deed, from Tom Hogshead, dated April 18, 1996, of record in Book 10023, Page 222, Register's Office for Davidson County, Tennessee. And being part of the property conveyed to Thomas H. Hogshead, by Trustee's Deed of record in Book 7483, Page 66, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
Boundary Line Agreement of record in Book 5919, Page 337, Register's Office for DAVIDSON County, Tennessee.
Declaration of Protective Covenants, Conditions, and Restrictions for Wildwood of record in Book 6568, Page 228, Register's Office for Davidson County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Th.

This is unimproved property known as 5788 River Trace, Nashville, TN 37218.

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 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 my/our hand(s) this 28th day of October, 2016.

Thomas H. Hogshead Revocable Living Trust Agreement dated April 18, 1996

By: Thomas H. Hogshead, Trustee

**STATE OF TENNESSEE**
**COUNTY OF WILLIAMSON**

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Thomas H. Hogshead,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Trustee of the Thomas H. Hogshead Revocable Living Trust Agreement dated April 18, 1996,** and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 28th day of October, 2016.

RUSSELL J. McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: COMMISSION EXPIRES JUNE 25, 2017

File #: **160649JM**
**RECORD & RETURN TO:**
**McCANN & HUBBARD**
**1804 WILLIAMSON COURT, SUITE 201**
**BRENTWOOD, TN 37027**