Davidson County DEEDWARR
Recvd: 01/13/17 14:30 4 pgs
Fees:23.00 Taxes:647.50
20170113-0004390

#33425

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **FTEC File No. 33425-12-2016** **Record & Return To:** **First Title & Escrow Company, Inc.** **3811 Bedford Ave, Suite 205** **Nashville, TN 37215**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $175,000.00. Affiant Subscribed and sworn to before me this 11th day of January, 2017. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Executive Travel Parking, LLC 616 Royal Parkway Nashville, TN 37214	New Owner	Map and Parcel No.: 107 04 0 006 00

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, **Ray E. Tarkington, Individually and as the sole remaining Partner of Tarkington Property Company, which was dissolved upon the death of J. Fred Tarkington, Jr.,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Executive Travel & Parking, LLC, a Tennessee limited liability company** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2708 Shacklett Drive, Nashville, TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, 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, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, 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 11th day of January, 2017.

Tarkington Property Company, a Partnership

BY: _____
Ray E. Tarkington, Sole Partner

_____
Ray E. Tarkington

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned Notary Public, of the state and county aforementioned, personally appeared **Ray E. Tarkington**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the sole partner of Tarkington Property Company, the within name bargainor, a partnership, and that such person, as such partner, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by such person as sole partner.

Witness my hand, at office, this 11th day of January, 2017.

_____ Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Ray E. Tarkington**, 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.

Witness my hand, at office, this 11th day of January, 2017.

_____ Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 5, 2020

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Larkwood, as of record in Plat Book 2900, page 144, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Tarkington Property Company, a Partnership, composed of Ray E. Tarkington and J. Fred Tarkington, Jr., by Quitclaim Deed dated December 11, 1974 from Delphia Orton, Trustee of record in Book 4878, page 769, Register's Office for Davidson County, Tennessee. J. Fred Tarkington, Jr. aka John Fred Tarkington, Jr. died on February 21, 2008 leaving a Last Will and Testament filed for Probate in Docket No. 08P-393, Davidson County Probate Court. Upon the death of J. Fred Tarkington, Jr. the partnership was dissolved, Pursuant to the terms of said Will, John Fred Tarkington, Jr. directed that the Executrix administer and distribute the real property as part of his probate estate. Letters Testamentary were issued to Jane Anderson Tarkington. By Quitclaim Deed dated September 24, 2008 in Instrument No. 20081002-0100396, Register's Office for Davidson County, Tennessee, Jane Anderson Tarkington, Executrix of the Estate of John Fred Tarkington, Jr. conveyed subject property to Ray E. Tarkington.

This conveyance is made subject to:

1. State and County taxes for the year 2017, a lien, but not yet due and payable. Map and Parcel No. 107 04 0 006 00.
2. Restrictive covenants contained in an instrument of record in Book 3186, page 181, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Book 2900, page 144, Register's Office for Davidson County, Tennessee.

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, STACY L. THOMAS, 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:

