THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 161110023** Davidson County DEEDWARR Recvd: 01/18/17 09:15 3 pgs Fees:18.00 Taxes:3163.50 **20170118-0005163**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $855,000.00. Affiant Subscribed and sworn to before me, this ~~6th~~ 13th day of January, 2017. Notary Public 3/24/2020 My Commission Expires: ~~2-27-2018~~

LISA G HODGES
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

Address New Owner: Casey W. Riggs 3506 Franklin Pike Nashville, TN 37204	Send Tax Bills To: Pinnacle Bank 150 3rd Ave. South, Ste. 900 Nashville, TN 37201	Tax Information: Tax Parcel ID No. 118-11-0-163.00

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, **John P. Brown and wife, Anne K. Brown**("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Casey Walter Riggs, a single man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 25th Councilmanic District of Nashville, Davidson County, Tennessee, being a part of the property shown on the state of Tennessee right of way plan Project U-006-2(11) Sheet 1, and the John Brown Property recorded in Instrument No. 20121119-0106380, Register's Office for said County, more particularly described as follows:

Beginning at the northwest corner of the David Hart property of record in Instrument No. 200404120040995, on the easterly right of way of the frontage road leading to Franklin Pike, said point being N 38°04'19" E 163.55' feet from a highway monument on said right of way; thence N 38°04'19" E, 1.37 feet; thence crossing said frontage road, S 85°01'56" W, 121.21 feet to a point located approximately 1 foot east of an existing controlled access fence;

Thence generally following said fence and 1 foot east thereto N 29°14'15" E, 39.03 feet;

Thence continuing with said fence N 39°29'39" E, 233.40 feet;

Thence S 80°34'35" E, 15.20 feet

Thence N 32°25'27" E 263.16 feet to a highway monument in the westerly right of way of I-65;

Thence with said right of way S 28°40'05" E 234.51 feet to an iron pin;

Thence S 28°41'01" E 208.00 feet;

Thence leaving said I-65 S 85°01'56" W 417.60 feet to the point of beginning.

Total acreage is approximately 2.44 acres

Being the same property conveyed to JOHN P. BROWN AND WIFE, ANNE K. BROWN, by quitclaim deed from John P. Brown and wife Anne K. Brown, of record in Instrument No. 20161229-0136884, dated December 27, 2016, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2017 and subsequent years for Map-Par. 118-11-0-163.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Restrictive Covenants contained in instrument of record in Instrument No. 20141203-0110948, said Register's Office.

Rights of the public to the use of that part of the land described herein within the bounds of Frontage Road described in Warranty Deed recorded in Book 4563, Page 906.

Rights of the public to the use of that part of the land described herein within the bounds of Franklin Road.

Rights if any of L & N Railroad adjoining Tract las described in legal description recorded in Book 1080, Page 242.

Attention is directed to the fact that the subject property abuts Interstate 1-65 which is a limited access way with rights of access limited to those points designated by the Tennessee State Highway Department and its related agencies.

No insurance is afforded as to the acreage or square footage contained in the insured property.

This is improved property located at 3506 Franklin Pike Nashville TN 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 6th day of January, 2017.

John P. Brown

Anne K. Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John P. Brown and Anne K. Brown, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of January, 2017.

Notary Public

My Commission Expires: _____

KAE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

TRUE COPY CERTIFICATION

I, RYAN GARDNER, 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.

Ryan Gardner

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, LISA HODGES, a notary public for this County and State, RYAN GARDNER, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 03/24/2020

