20161267

BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170016465 DEEDWARR
Recvd: 02/24/17 13:48 2 pgs
Fees:13.00 Taxes:6437.63
20170224-0018777

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,739,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 23 DAY OF February, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN
My Commission Expires September 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jack D. Lowery, Trustee	Jack Lowery, Trustee	
(NAME)	(NAME)	
5023 Granny White Pike	150 Public Square	14503007900
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Lebanon, TN 37087	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **MCKENZIE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JACK D. LOWERY, TRUSTEE OF THE WENDI LYN LOWERY DALBY 2011 FAMILY TRUST UAD 3/28/2011**, 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:

Land in Davidson County, Tennessee, being Lot 2, FINAL PLAT, STEVE CHURCH SUBDIVISION, GRANNY WHITE PIKE & ROSELAWN CIRCLE, as shown on plat of record in Instrument No. 20150327-0026447, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of Warranty Deed from M. Watkins Brown and Sarah D. Brown, unmarried persons to Stephen T. Church and wife, Susan O. Church, as recorded on the 24th day of June, 1997 in Book 10503, Page 958, in the Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed by Warranty Deed from Stephen T. Church and wife, Susan O. Church to McKenzie Construction, LLC, a Tennessee limited liability company, as recorded on the 20th day of August, 2015 in Instrument No. 20150820-0084014, said Register's Office.

This conveyance is subject to 2016 Real Property taxes; All matters appearing on the plan of record in Instrument No. 20150327-0026447, said Register's Office; and Easement and Agreements recorded in Book 8869, Page 57, Book 8869, Page 61 and Affidavit recorded at Instrument No. 20131223-0129540, said Register's Office.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This is improved x property, known as 5023 Granny White Pike, Nashville, TN 37220 (unimproved)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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 hand this 23rd day of February, 2017

MCKENZIE CONSTRUCTION, LLC

BY: _____

JOSH B. MCKENZIE, MANAGING MEMBER

BY: _____

JOHN BORNSTEIN, MANAGING MEMBER

BY: _____

~~BRAD BETTS, MANAGING~~ MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named McKenzie Construction, LLC, 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.

Witness my hand and official seal at Nashville, Tennessee this 23 day of February, 2017.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR 7, 2017

_____
Notary Public