WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170027149 DEEDWARR
Recvd: 03/31/17 09:17 2 pgs
Fees: 13.00 Taxes: 1572.50
20170331-0031369

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of March, 2017

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Peffen Cline Masonry Group, Inc.	Peffen Cline Masonry Group, Inc.	Portion of 140-00-0-030.00
(NAME)	(NAME)	
992 Davidson Drive, Suite 108	992 Davidson Drive, Suite 108	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(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, I, **Enrique Arambula Perez,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Peffen Cline Masonry Group, Inc.,** 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:

That certain tract or parcel of land situated in Davidson County, Tennessee, being more particularly described as follows:

BEGINNING AT A POINT IN THE SOUTHERN RIGHT-OF-WAY OF MCCRORY LANE, BEING THE SOUTHEASTERN CORNER OF A PROPERTY CONVEYED TO MICHAEL T. CHAMBERS IN INSTRUMENT DB-20160930-0103219 AND ALSO BEING THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED PARCEL OF LAND;

THENCE WITH SAID RIGHT-OF-WAY S 47°47'59" E, 167.33' TO AN IRON PIN SET;

THENCE CONTINUING WITH SAID RIGHT-OF-WAY S 51°46'54" E, 461.95' TO AN IRON PIN SET;

THENCE LEAVING SAID RIGHT-OF-WAY S 38°08'12" W, 747.24' TO AN IRON PIN SET;

THENCE N 66°36'50" W, 129.18' TO A 36" BEECH TREE;

THENCE N 31°40'22" W, 525.93' TO AN IRON PIN FOUND;

THENCE N 37°10'06" E, 611.21' TO THE POINT OF BEGINNING;

CONTAINING 439,956.00 SQUARE FEET, 10.10 ACRES, AS PER SURVEY OF TIMOTHY MARK DONLON, RLS #2297, DONLON LAND SURVEYING, LLC, 8120 SAWYER BROWN RD., SUITE 110A, NASHVILLE TN 37221, DATED JANUARY 19, 2017.

Being a portion of the property conveyed to R. H. Buchanan by Warranty Deed from Roger N. Hutton, an unmarried man, dated October 6, 1960, of record in Book 3136, page 415, Register's Office for Davidson County, Tennessee. R. H. Buchanan is now deceased (see Probate Number 07P-1470, Seventh Circuit Court, Probate Division, for Davidson County, Tennessee. Also being a portion of the property conveyed to Carolyn Hall Buchanan by Quitclaim Deed from Carolyn Hall Buchanan, and Larry D. Craig, Trustee, dated November 5, 2008, of record in Instrument No. 20081106-0110350, Register's Office for Davidson County, Tennessee. Also being a portion of the property conveyed to Carolyn Hall Buchanan by Quitclaim Deed from Carolyn Hall Buchanan, a widow, and John Cobb Rochford, Trustee, dated April 30, 2012, of record in Instrument No. 20120430-0036643, Register's Office for Davidson County, Tennessee. Carolyn Hall Buchanan is now deceased (see Probate Number P15-2068, Seventh Circuit Court, Probate Division, for Davidson County, Tennessee. AND being a portion of the property conveyed to Enrique Arambula Perez by Executor's Quitclaim Deed from the Estate of Carolyn Sims Buchanan, by Enrique Arambula Perez, Executor, dated April 5, 2016, of record in Instrument No. 20160405-0032702, Register's Office for Davidson County, Tennessee.

unimproved ☑

This is improved ☐ property, known as 8337 McCrory Lane, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2017, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all of record in the Register's Office for Davidson County, Tennessee.

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 29th day of March, 2017.

ENRIQUE ARAMBULA PEREZ

Enrique Arambula Perez

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Enrique Arambula Perez, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 29th day of March, 2017.

Notary Public
My Commission Expires: _____

BRYAN D. SPICER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020

File No.: 24901