BILL GARRETT, Davidson County
Trans:T20170029043 DEEDWARR
Recvd: 04/06/17 10:11 2 pgs
Fees:13.00 Taxes:832.50
20170406-0033717

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF April, 2017.

Notary Public
MY COMMISSION EXPIRES: 3/20/18
File No. G17-7928D

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
508 Investors, LLC, a Tennessee Limited Liability Company (NAME)	New Owner (NAME)	072-15-308
203 McKennell Drive (STREET ADDRESS)	PO Box 745 (STREET ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Shelbyville TN 37162 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Joseph M. Roberts**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **508 Investors, LLC, a Tennessee Limited Liability Company**, 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 part of Lot No. 63, on the map of BROWNSVILLE, of record in Plan Book 21, Page 9, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey by John B. Kohl, III dated September 13, 1988, as follows:

BEGINNING at a point in the center line of McKinnell Avenue, or Street, also known as McKennell Drive, at a point 22.3 feet east of the easterly margin of Riverside Drive, said point being the northeast corner of the tract of 4.39 acres conveyed to Francis B. Coleman, et ux, by deed of record in Book 1315, Page 240, said Register's Office; thence along a fence line, South 2° West 300 feet to an iron pin; thence South 86° 45 min. East 73 feet to an iron pin; thence North 2° East 300 feet to the center line of McKinnell Avenue; thence with the center line of said Avenue, North 86° 45 minutes West 73 feet to the point of beginning.

BEING the same property conveyed to Joseph M. Roberts from William D. Jennings, Trustee of the Dean and Christine Living Trust, by Deed of Correction dated November 16, 2016, as Instrument No. 20161118-0121712, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 21, page 9, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 203 McKennell Drive, Nashville, TN 37206.

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. Whenever 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 3rd day of April, 2017.

Joseph M. Roberts

April 03, 2017
Date

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 Joseph M. Roberts, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 3rd day of April, 2017.

My Commission Expires:_____

Notary Public

D. TODD SHOLAR
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
EXPIRES 8-21-18

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066