# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170040557 DEEDWARR
Recvd: 05/12/17 09:38 3 pgs
Fees:18.00 Taxes:10915.00
20170512-0047197

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,950,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of May, 2017

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC BRENDA E. BRUCE RUTHERFORD COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Stones River Title, LLC, 752 South Church Street, Murfreesboro, TN 37130

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Edward J. Clay | | 082150211.00 |
| (NAME) | (NAME) | |
| 209 South 5th St. | Same | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Joseph M. Swanson, Trustee of Charitable Remainder Unitrust dated December 14, 1995,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Edward J. Clay,** 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:

**Property 1:**
Being the north 60 feet of Lots Nos. 1, 2, 3 and the west 40 feet of the north 60 *feet* of Lot No. 4 on the Plan of the Zollicoffer lots in East Nashville, formerly Edgefield, as of record in Book 19, page 162, Register's Office for said County.
Said parts of said lots Nos. 1, 2, 3 and 4 fronts 60 feet on the east side of Fifth Street, and run back between parallel lines along the south margin of an alley 190 feet.

**Property 2:**
Land in Davidson County, Tennessee, being parts of Lots Nos. 1, 2, 3 and 4 on the Plan of Zollicoffer's Addition to Edgefield, now East Nashville, as of record in Book 19, page 162, Register's Office for Davidson County, Tennessee, more particularly described as follows:
BEGINNING on the easterly margin of South Fifth Street, formerly Tulip Street, at a point 70 feet north of the northerly margin of Fatherland Street; thence at a right angle eastwardly 155 feet to a point; thence at a right angle 20 feet to a point; thence at a right angle eastwardly 45 feet to a point on the line between Lots Nos. 4 and 5; thence with said line northwardly 80 feet to a point on the southerly margin of a 5-foot alley; thence with said alley westward 10 feet to a point; thence at a right angle southwardly 60 feet to a point; thence at a right angle westwardly 190 feet to the easterly margin of South Fifth Street; thence with said Street, southwardly 40 feet to the beginning point.

**Property 3:**
**TRACT I:** Land in Davidson County, Tennessee, being the easterly 45 feet of the

southerly 90 feet of Lot No. 4 on the plan of Felix K. Zollicoffer's Addition to Edgefield, now East Nashville, as of record in Book 19, page 162, Register's Office for said County. Said part of Lot No. 4 fronts 45 feet on the northerly side of Fatherland Street and runs back between parallel lines 90 feet to a dead line, also an casement 10 feet wide across the easterly 10 feet of the northerly 80 feet of *said* lot No. 4.

**TRACT II:** Land in Davidson County, Tennessee, being the southerly 70 feet of Lots *Nos.* 1, 2, and 3, and the southerly 70 feet of the westerly 5 feet of Lot No. 4 on the Plan of Felix K. Zollicoffer's addition to Edgefield, now East Nashville, as of record in Book 19, page 162, Register's Office for said County.
Said part of Lots Nos. 1, 2, 3, and 4 fronts 70 feet on the easterly side of South Fifth Street and runs back between parallel lines, with the northerly margin of Fatherland Street, 155 feet to a dead line.

**Property 4:**
Land in Davidson County, Tennessee, being Lot No. 5 and the easterly 1 foot 6 inches of Lot No. 6 on the Plan of Felix Z. Zollicoffer's Addition to East Nashville, as of record in Book 19, page 162, Register's Office for Davidson County, Tennessee.
Said lot and said part of said lot adjoin and front together 34 feet and 6 inches on the northerly side of Fatherland Street and runs back between parallel lines, 170 feet to an alley.

**Property 5:**
Land in Davidson County, Tennessee, being the easterly 31-1/2 feet of Lot No. 6 and the westerly 2 feet of Lot No. 7 on the Plan of Felix K. Zollicoffer's Addition to Edgefield, now east Nashville, as of record in Book 19, page 162, Register's Office for said County.
Said parts of Lots No. 6 and 7 front together 33-1/2 feet on the northerly side of Fatherland Street and run back between parallel lines 170 feet to an alley.

Being the same property conveyed to Joseph M. Swanson as Trustee of Charitable Remainder Unitrust with Joseph M. Swanson dated 12/14/95 by Substitute Trustee's Deed dated June 28, 2011 from Jason S. Lewallen, Substitute Trustee of record in Instrument No. 20110629-0049888 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 209 South 5th Street, Nashville, TN 37206

(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/our hands this 1st day of May, 2017.

JOSEPH M. SWANSON, TRUSTEE OF CHARITABLE REMAINDER UNITRUST DATED DECEMBER 14, 1995

Joseph M. Swanson, Trustee

Joseph M. Swanson
Trustee

State of Tennessee
County of Rutherford

Personally appeared before me, a notary public in and for the state and county aforementioned, Joseph M. Swanson with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Trustee of Joseph M. Swanson, Trustee of Charitable Remainder Unitrust dated December 14, 1995 and that he as such Trustee executed the foregoing instrument for purposes therein contained, by signing the name of the entity by himself as Trustee

WITNESS my hand and seal this 1st day of May, 2017.

Brenda R Bruce

Notary Public Brenda R Bruce
My Commission Expires: 5/19/18

File No.: 21891

