BILL GARRETT, Davidson County
Trans:T20170043766 DEEDWARR
Recvd: 05/23/17 12:37 2 pgs
Fees:13.00 Taxes:421.80
20170523-0051169

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $114,000.00.

Affiant

Subscribed and sworn to before me, this 12th day of May, 2017.

Notary Public
My commission expires:

PEGGY AXFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 10, 2019

02-1701-50125

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
205 Lee Associates, LLC 335 Main Street Hackensack, NJ 07601	New Owner	163-00-0-136.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John W. Begley, an unmarried man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **205 Lee Associates, LLC, a New Jersey limited liability corporation**, hereinafter called the Grantees, their successors 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 the southeast corner of Lot No. 2 on the Plan of the Lands of Mrs. Parmelia E. Davis, deceased, as of record in Book 57, page 7, Register's Office for said County, described as follows:

Beginning at a stake in the northerly margin of the right-of-way line of the Nashville, Chattanooga, and St. Louis Railway, formerly Dickson and Morgan's corner; and running thence north 70 degrees west 245 feet; thence north 5 degrees east 480 feet; thence south 70 degrees east 245 feet to the easterly line of said Lot No. 2; thence with said line south 5 degrees west 480 feet to the beginning, including but excluding that part of said property used for roadway purposes.

Being the same property conveyed to E. C. Covington and wife, Oweda Covington by deed from J. C. Barker and wife, Helen Barker, dated Mary 9, 1948, recorded March 24, 1948, of record in Book 1577, Page 501, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Eugene Covington and wife, Oweda Covington by Quitclaim Deed from E. C. Covington and wife, Oweda Covington, dated April 27, 1957, recorded May 1, 1957, of record in Book 2645, Page 267, Register's Office for Davidson County, Tennessee. The said Eugene Covington having since died.

Further being the same property conveyed to John W. Begley by Quitclaim Deed from Oweda Covington, dated November 20, 2001, recorded November 29, 2001, of record in Instrument No. 20011129-0130346, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5525 Mount View Road, Antioch, TN 37013.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 12th day of May, 2017.

John W. Begley

John W. Begley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **John W. Begley**, 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 in Brentwood, TN, this 12th day of May, 2017.

Notary Public

My Commission expires: 3/8/21

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY