Prepared By and Return to:
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

File Number: 1704178

BILL GARRETT, Davidson County
Trans: T20170045192 DEEDWARR
Recvd: 05/26/17 14:36 3 pgs
Fees: 18.00 Taxes: 370.00
20170526-0052892

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Affiant

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

Subscribed and sworn to before me, this 19th day of May, 2017.

Notary Public
My Commission Expires:

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
205 Lee Associates, LLC,	SAME	163-00-0-137.00
335 Main Street		
Jackensack, NJ 07601		

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, Patsy Ann Hedgepath and Mary Elizabeth Wilson, now known as Mary Elizabeth Maroschak and Jeffery Lynn Swoner and Jessie Faye Brenner, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to 205 Lee Associates, LLC, a New Jersey limited liability company, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Beginning at a point in the center line of Mt.View Rd., said point being 580 feet as measured along the center line of Mt. View Road in an easterly direction from the center line from the intersection with Baby Ruth Lane; thence north 19° 30' east 213 feet to a point; thence north 2° 30' east 216 feet to a point; thence north 19° east 258 feet to a point; thence south 69° east 123 feet to a point; thence south 19° west 254 feet to a point; thence south 5° 45' west 441 feet to a point in the center line of Mt. View Road; then south 69° 30' west along the center line of Mt. View Road to the point of beginning and containing 2.0 acres, more or less.

Being the same property conveyed to Patsy Ann Hedgepath, Mary Elizabeth Wilson, Jessie Faye Brenner, and Jeffrey Lynn Swoner, by Quitclaim Deed from Jamie Ann Swoner, dated February 16, 1990, of record in Book 8047, Page 496, Register's Office for Davidson County, Tennessee.

This conveyance is subject to easement as referenced in Easement Deed of record in Instrument No. 20120228-0017172 and Instrument No. 20140114-0003779.

This property is ___improved __X__unimproved property known as 5515 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 19th day of May, 2017.

Patsy Ann Hedgepath

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Patsy Ann Hedgepath with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 19th day of May, 2017.

Notary Public at Large
My Commission Expires: 4/18/21

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WITNESS my hand this 19th day of May, 2017.

Mary Elizabeth Maroschak by Patsy Ann Hedgepath, Attorney in Fact

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Patsy Ann Hedgepath with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and and who further acknowledged that she is the attorney in fact for Mary Elizabeth Maroschak and that she is authorized by Mary Elizabeth Maroschak to execute this instrument on her behalf, and that she executed the same as the free act and deed of Mary Elizabeth Maroschak.

Witness my hand and official seal at Murfreesboro, TN, this 19th day of May, 2017.

Notary Public at Large
My Commission Expires: 4/18/21

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WITNESS my hand this 19th day of May, 2017.

Jeffery Lynn Swoner by Patsy Ann Hedgepath, Attorney in Fact

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Patsy Ann Hedgepath with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and and who further acknowledged that she is the attorney in fact for Jeffery Lynn Swoner and that she is authorized by Jeffery Lynn Swoner to execute this instrument on her behalf, and that she executed the same as the free act and deed of Jeffery Lynn Swoner.

Witness my hand and official seal at Murfreesboro, TN, this 19th day of May, 2017.

Notary Public at Large

My Commission Expires: 4/18/21

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

WITNESS my hand this 19th day of May, 2017.

Jessie Faye Brenner by Patsy Ann Hedgepath, Attorney in Fact

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Patsy Ann Hedgepath with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and and who further acknowledged that she is the attorney in fact for Jessie Faye Brenner and that she is authorized by Jessie Faye Brenner to execute this instrument on her behalf, and executed the same as the free act and deed of Jessie Faye Brenner.

Witness my hand and official seal at Murfreesboro, TN, this 19th day of May, 2017.

Notary Public at Large
My Commission Expires: 4/18/21

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY