THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 170612203

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M1718411

BILL GARRETT, Davidson County
Trans:T20170065979 DEEDWARR
Recvd: 08/01/17 13:18 2 pgs
Fees:13.00 Taxes:1073.00
20170801-0078061

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: ~~$290,000.00~~

Affiant

Subscribed and sworn to before me, this 31st day of July, 2017.

Notary Public
My Commission Expires: APRIL 28, 2019

DEBORAH L. BISSELL STATE OF TENNESSEE NOTARY PUBLIC PERRY COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Guerrier Development LLC 332 Lellyette Ave. Nashville, TN 37209	New Owner	Tax Parcel ID No. 069-00-0-008.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Doris J. Francois, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Guerrier Development LLC**, a Tennessee limited liability company ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin in the center of Hydes Ferry Pike at its intersection with Eaton's Creek Road, running thence North 88-1/2 degrees West 23.4 poles with the center of said Hydes Ferry Pike to an iron pin in the center of said pike; thence North 34 poles to a stone; thence East 13.4 poles to an iron pin in the center of Eaton's Creek Road; thence South 16 degrees East 36 poles with the center of said Eaton's Creek Road to the beginning point, containing 3 acres 132 poles.

Included in the above described property but excluded herefrom is 3,690 square feet conveyed to the State of Tennessee by deed of record in Book 7058, Page 861, Register's Office for Davidson County, Tennessee, to which deed reference is hereby made for a more complete description.

Being the same property conveyed to H. J. Francois and wife, Doris J. Francois by deeds from George Cochran, Leroy Cochran, Joseph Walker, Myrtle Lee Walker, Hoyt Walker, Thelma Walker Stinson and R. S. Walker, of record in Book 4706, page 233, Register's Office for Davidson County, Tennessee, dated October 30, 1972 and recorded on May 11, 1973; from Amanda Nichols of record in Book 4706, page 237, Register's Office for Davidson County, Tennessee, dated February 8, 1973 and recorded on May 10, 1973; from Mrs. Eula Mai Gordon, Mrs. Audie Heitlinger, Mrs. Louise Sullivan and Douglas F. Thornton, of record in Book 4706, page 239, Register's Office for Davidson County, Tennessee, dated February 2, 1973 and recorded on May 11, 1973; from Mrs. Beth Shelton and Mrs. Beatrice Baker, of record in Book 4706, page 241, Register's Office for Davidson County, Tennessee, dated February 9, 1973 and recorded on May 11, 1973; from Gilbert Cochran, Mrs. Myrtle McCord, Joe Cochran and Carl Cochran, of record in Book 4706, page 243, Register's Office for Davidson County, Tennessee, dated February 6, 1973 and recorded on May 11, 1973; from Mrs. Mettie Lewis, of record in Book 4706, page 245, Register's Office for Davidson County, Tennessee, dated March 20, 1973 and recorded on May 11, 1973; from Earl Cochran of record in Book 4706, page 247, Register's Office for Davidson County, Tennessee, dated February 7, 1973 and recorded on May 11, 1973; from Elton Turman of record in Book 4706, page 249, Register's Office for Davidson County, Tennessee, dated March 28, 1973 and recorded on May 11, 1973; from Mrs. Etta Moss, of record in Book 4706, page 251, Register's Office for Davidson County, Tennessee, dated February 8, 1973 and recorded on May 11, 1973; from Mrs. Christine Huddleston of record in Book 4706, page 253, Register's Office for Davidson County, Tennessee, dated February 7, 1973 and recorded on May 11, 1973; from Mr. Larry M. Cochran of record in Book 4706, page 255, Register's Office for

Davidson County, Tennessee, dated February 13, 1973 and recorded on May 11, 1973; from Lou Bell Smith, William Thelbert McCoy, Annie Mai Case, Johnnie Lee Gordon and Idella McCoy of record in Book 4706, page 257, Register's Office for Davidson County, Tennessee, dated January 4, 1973 and recorded on May 11, 1973; from Mrs. Janice Bridgeforth of record in Book 4706, page 260, Register's Office for Davidson County, Tennessee, dated February 10, 1973 and recorded on May 11, 1973; from Mrs. Brownie Martin, Harvey R. Cochran, Mrs. Verna Turner and Mrs. Mary E. Vaughn of record in Book 4706, page 262, Register's Office for Davidson County, Tennessee, dated February 9, 1973 and recorded on May 11, 1973; and from Mr. William Cochran of record in Book 4706, page 264, Register's Office for Davidson County, Tennessee, dated February 10, 1973 and recorded on May 11, 1973. The said H. J. Francois now being deceased on November 4, 1998, leaving his wife, Doris J. Francois, as the surviving tenant by the entirety.

Being also known as 0 Ashland City Hwy Nashville, Tennessee 37218.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2017, a lien not yet due and payable.

If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.
Deed to State of Tennessee of record in Book 7058, Page 961, in the Register's Office for Davidson County, Tennessee.

Sanitary Sewer Easement of record in Book 6288, Page 687 and Book 8326, Page 198, in the Register's Office for Davidson County, Tennessee.

Easement to Nashville Gas Company of record in Instrument Number 20020306-0028094, in the Register's Office for Davidson County, Tennessee.

This is unimproved property located at 0 Ashland City Hwy Nashville TN 37218

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of July, 2017.

Doris J. Francois

Doris J. Francois

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Doris J. Francois, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2017.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES MARCH 25, 2018