BILL GARRETT, Davidson County
Trans:T20170067017 DEEDWARR
Recvd: 08/03/17 13:36 4 pgs
Fees:23.00 Taxes:518.00
20170803-0079371

This Instrument Prepared by:
Bettie J. Winton
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
205 Lee Associates, LLC 335 Main Street Hackensack, NJ 07601 Attn: Jerry Lombardo	SAME	Map and Parcel: 16300013800

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **MARTHA ELLEN SAXON, a widow** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **205 LEE ASSOCIATES, LLC, a New Jersey limited liability company** (the "Grantee"), its successors, representatives and assigns, all of Grantor's right, title and interest in and to that certain land in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD, the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors, representatives and assigns, forever. And Grantor does covenant with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for current property taxes. And Grantor does further covenant and bind herself, her respective heirs, successors, representatives and assigns to warrant and forever defend the title to the said land to the Grantee, its successors, representatives and assigns, against the lawful claims of all persons, whomever.

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.

(Signature Page to Follow)

WITNESS Grantor's hand, this 31st day of August, 2017.

MARTHA ELLEN SAXON

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARTHA ELLEN SAXON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville Tennessee, this 31st day of August, 2017.

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

NOTARY PUBLIC

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $140,000.00

Affiant

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

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

NOTARY PUBLIC

My Commission Expires: _____

EXHIBIT "A"
Legal Description

Being a portion of the following two tracts of land:

Tract 1:

Land in the 2nd, formerly the 5th, Civil District of Davidson County, Tennessee, being parts of Lots Nos. 2 and 6 on the Plan of the lands of Parmelia E. Davis, deceased, as of record in Book 57, Page 7, Register's Office for said County, as follows:

Beginning at a point in the northerly margin of Mt. View Road at the southwesterly corner of 1.93 acres of land conveyed to Herman Hedgepath and wife, by Deed from Grady P. Ghee and wife, Era Bennett Ghee of record in Book 1639, Page 295, Register's Office for said County; running thence westerly and with the northerly margin of Mt. View Road 125 feet to a point; thence northerly and parallel with Hedgepath's westerly line 460 ft. to a point; thence easterly and parallel with Mt. View Rd. 125 ft. to Hedgepath's north westerly corner; thence southerly and with Hedgepath's westerly line 460 ft. to the point of beginning. The same containing 2 acres, more or less.

Being the same property conveyed to Lester W. Mercer and wife, Annie J. Mercer by deeds of record in Book 4752, Page 499, in the Register's Office of Davidson County, Tennessee.

Tract 2:

Land in the 2nd Civil District of Davidson County, Tennessee and described according to an unrecorded survey made by G. Barry Greer and Associates August 29, 1973 as follows to wit:

Beginning at a point in the northerly margin of Mt. View Road, said point being north 67 deg. 19 min. 50 sec. west 144.44 feet from the southwest corner of the property belonging to Eugene Covington, et ux of record in Book 2645, page 267, Register's Office for Davidson County, Tennessee; thence north 13 deg. 15 min. east 395.00 feet to a point; thence north 17 deg. 40 min. 29 sec. west 261.33 feet to a point; thence north 67 deg. 19 min. 50 sec. west 152.60 feet to a point; thence south 22 deg. 40 min. 10 sec. west 190.00 feet to a point; thence south 67 deg. 19 min. 50 sec. east 125.00 feet to a point; thence south 22 deg. 40 min. 10 sec. west 460.00 feet to a point in the northerly margin of Mt. View Road; thence along the northerly margin of Mt. View Road south 67 deg. 19 min. 50 sec. east 115.00 feet to the point of beginning and containing 1.5 acres more or less.

Being the same property conveyed to Lester W. Mercer and wife, Annie J. Mercer by deed of record in Book 4764, Page 794, Register's Office for Davidson County, Tennessee.

The said Lester W. Mercer and Annie J. Mercer have since passed away.

The subject property is now vested in Martha Ellen Saxon pursuant to Quiet Title Order from Chancery Court under Docket No. 17-301-IV, dated July 19, 2017.

EXHIBIT "B"
Permitted Encumbrances

1. Real Estate taxes and assessments for the year 2017, a lien not currently due and payable.

2. Easement of record in Book 1229, Page 5, Register's Office for Davidson County, Tennessee.

3. Easement of record in Book 4692, Page 732, Register's Office for Davidson County, Tennessee.

4. Easement of record in Book 20120228-0017172, Register's Office for Davidson County, Tennessee.

5. Easement of record in Book 20140114-0003779, Register's Office for Davidson County, Tennessee.