Davidson County DEEDWARR
Recvd: 08/21/17 08:41 3 pgs
Fees:18.00 Taxes:2682.50
20170821-0085382

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00

Affiant

Subscribed and sworn to before me, this 15th day of August, 2017

Notary Public

MY COMMISSION EXPIRES: 5-25-20
(AFFIX SEAL)

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Donelson Station Partners, LLC 45 Annandale Nashville TN 37215	New owner	096-05-096.00 096-05-0-106.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Harold Ricky Deal, married, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Donelson Station Partners, LLC, a Tennessee limited liability company, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Parcel I:

Land in Davidson County, Tennessee, being land south of the right-of-way of Tennessee Central Railroad, and by survey made by W.L. Southgage, dated June 2, 1923, is described in metes and bounds as follows:

Beginning at the southwest corner of land owned by Mollie Laker Barnes, a planted stone, being also to the southeast corner of Dr. W. Boyd's home tract, running North 4 degrees East 487-1/2 feet to the right-of-way of said Tennessee Central Railroad; thence with said railroad right-of-way South 66 degrees East 374 feet to a point; thence south 3 degrees West 350-1/2 feet to the southwest corner of E.T. Brantley property, a planted stone; thence North 86 degrees 45 minutes west 354-1/2 feet to the beginning, being about 3.395 acres, more or less.

Being the same property conveyed to Oneda Kirklin, unmarried by Warranty Deed from William R. Smith and wife, Zella Smith, of record in Book 2040, Page 321, Register's Office for Davidson County, Tennessee.

Oneda Kirklin being one and the same as Oneda K. Deal who having since died October 17, 2010 and by the Last Will and Testament of Oneda K. Deal under Probate No. 10P-1689 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) said property was devised to Harold Ricky Deal; and further

Being the same property conveyed to Harold Ricky Deal by Executor's Deed from Harold Ricky Deal, Executor of the Estate of Oneda K. Deal, of record in Instrument No. 20110616-0046197, Register's Office for Davidson County, Tennessee.

Being also known as 121 Donelson Pike, Nashville, TN 37214

Parcel II:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Colonial Village of record in Plat Book 1424, Page 58, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 11 fronts 70 feet on the North side of Colonial Circle and runs back between lines 281.93 feet on the West line, and 278.93 feet on the East line to a dead line in the rear, on which it measures 70.08 feet.

Being the same property conveyed to Marvin E. Deal and wife, Oneda Deal by Warranty Deed from Charles L. Anderson and wife, Lynne M. Anderson, of record in Book 4851, page 778, Register's Office for Davidson County, Tennessee.

The said Marvin E. Deal and wife, Oneda K. Deal are deceased and property is conveyed to Harold Ricky Deal through Last Will and Testament of Oneda K. Deal, who died testate a resident of Davidson County, Tennessee on October 17, 2010 and admitted to Probate by Order dated December 1, 2010 in the Seventh Circuit under docket number 10P1689 for Davidson County, Tennessee.

Being the same property conveyed to Harold Ricky Deal, an individual by Executor's Deed from Harold Ricky Deal, Executor of record in Instrument No. 20110616-0046198, Register's Office for Davison County, Tennessee.

Being also known as 2810 Colonial Circle, Nashville, TN 37214.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 121 Donelson Pike, Nashville, Tennessee 37214 and 2810 Colonial Circle, Nashville, TN 37214.
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 hand(s) this 15th day of August, 2017.

Harold Ricky Deal

Faye Deal

The Grantor's spouse, Faye Deal, joins in this conveyance to transfer and convey any rights or interest in the subject property.

STATE OF TENNESSEE

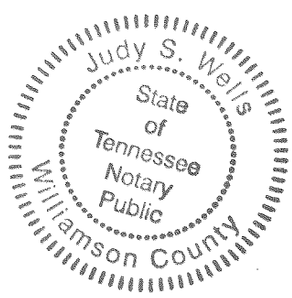
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Harold Ricky Deal and Faye Deal with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 15th day of August, 2017.

Notary Public

My Commission Expires: 6/22/20



True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

