WARRANTY DEED

Bill Garrett Davidson County
Batch# 31744 DEEDWARR
11/30/2017 12:05:11 PM 2 pgs
Fees: $13.00 Taxes: $8,325.00

20171130-0122254

JAMES W. COBB STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$2,250,000.00.**

Affiant

Subscribed and sworn to before me this 29 day of November, 2017.

Notary Public
My Commission expires: 3-8-2021
(Affix Seal)

THIS INSTRUMENT PREPARED BY

Cobb Law Group, L.P., James W Cobb, Esq. 1994 Gallatin Pike N. Suite 315, Madison TN, 37115

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
1212 Gallatin Pike, LLC		
1212 Gallatin Pike, S	4544 Harding Place, Suite 210	Map 51-11-0
Madison, TN 37115	Nashville, TN 37205	Parcel- 116

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Grant E. Johnisee, SR as surviving spouse of Pauline Johnisee**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **1212 Gallatin Pike, LLC, a Tennessee Liability Company**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

BEING Lot No. 2, on the Plan of Douglas B. Kays Subdivision, of record in Plat Book 9700, Page 237, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING part of the same property conveyed to Grant E Johnisee, Sr. and wife, Pauline Johnisee, from James A McMahan by warranty deed of record in Instrument No. 20060130-0011157, Register's Office for Davidson County, Tennessee. Grant E. Johnisee, Sr. is the sole surviving spouse as his wife, Pauline Johnisee passed away on July 28, 2006.

This property conveyance is subject to any and all existing easements and restrictions as shown of record and subject to all matters as set out on the Plan of record Plat Book 9700, page 237; Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville/Davidson County, of record in Book 3508, page 102, Book 3508, page 114, Book 3508, page 118, Book 3508, page 194, and Book 4073, page 580; Utility Easement granted to Metropolitan Government of Nashville and Davidson County, Tennessee, acting by and through the Electric Power Board as set out in Book 4166, page 239; Sidewalk Exit Easement as set out in Book 9904, page 95; Ingress and Egress Easement as set out in Book 9904, page 98, said Register's Office. Subject to the rights and claims of parties in possession and to any and all leases not of record.

This is improved property known as: **1212 Gallatin Pike, S., Madison, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, their heirs, successors and assigns in fee simple forever. And the GRANTOR do hereby covenant with the GRANTEE that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

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 November 29, 2017.

Grant E Johnisee, SR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **GRANT E JOHNISEE, SR,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 29, 2017

My commission expires 3-8-2021

Notary Public

