Bill Garrett Davidson County
Batch# 40058 DEEDWARR
12/20/2017 04:17:30 PM 3 pgs
Fees: $18.00 Taxes: $231.25
20171220-0129806

WARRANTY DEED

DELLANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF December, 2017.

Notary Public

MY COMMISSION EXPIRES: 3-8-2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Dexter Gladney	Same	070080039.00
(NAME)	(NAME)	070040164.00
0 Mckinley		165,166,167
(ADDRESS)	(ADDRESS)	
Nashville TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT Country Club Investors, LLC and Brad Dodge, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Dexter Gladney, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN TN Counties COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

(070080039.00):
Land in Davidson County, Tennessee, being all of Lot No. 205 and 25-125. Further described as Field Book No. 13DA31745, Register of Deeds Office for Davidson County, Tennessee.

Being the same property conveyed to Country Club Investors, LLC by deed of record as Instrument 20160323-0027511, said Register's Office for Davidson County, Tennessee.

(070040164.00):
Land in Davidson County, Tennessee, being all of Lot No. 210, on the plan of Haynie's Republican Plan, a Subdivision of Lots 1 and 2 of the "Free Silver Plan", of record in Plat Book 161, page 92, said Register's Office, reference to which is hereby made for a more complete description.

(07004016700):
Land in Davidson County, Tennessee, being all of Lot No. 213, on the plan of Haynie's Republican Plan, a Subdivision of Lots 1 and 2 of the "Free Silver Plan", of record in Plat Book 161, page 92, said Register's Office, reference to which is hereby made for a more complete description.

TRACT VI, (07004016600):
Land in Davidson County, Tennessee, being all of Lot No. 212, on the plan of Haynie's Republican Plan, a Subdivision of Lots 1 and 2 of the "Free Silver Plan", of record in Plat Book 161, page 92, said Register's Office, reference to which is hereby made for a more complete description.

(070040165.00):
Land in Davidson County, Tennessee, being all of Lot No. 211, on the plan of Haynie's Republican Plan, a Subdivision of Lots 1 and 2 of the "Free Silver Plan", of record in Plat Book 161, page 92, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Brad Dodge by Warranty Deed dated December 31, 2015 from Gay Levine Eisen Executrix of the Estate of Morris Levine and filed of record on January 4, 2016 in Instrument No. 20160104-0000151 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the

Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is:						
UNImproved	property, known as	0 Mckinley Street TN				
		(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

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 our hands 12/04/17.

Jonathan Hagan by Agent/Mgr Member
Country Club Investors, LLC

Brad Dodge by Jonathan Hagan Attorney in Fact
Brad Dodge

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Jonathan Hagan, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent of Country Club Investors, LLC, the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Country Club Investors, LLC, by himself as Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee, this 4 day of December, 2017.

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 3-8-2021

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Jonathan Hagan, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Attorney in Fact the within named bargainor, and he as such Attorney in Fact being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of Brad Dodge, ~~XX~~, by himself as Attorney in Fact.

Witness my hand and official seal at Nashville, Tennessee, this 4 day of December, 2017.

DELLANA LOWHORN
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 3-8-2021

True Copy Certification

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

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

S THOMPSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF ROBERTSON

Notary's Signature

My Commission Expires: 12.03.19