Bill Garrett Davidson County
Batch# 44217 DEEDWARR
01/04/2018 09:39:30 AM 4 pgs
Fees: $23.00 Taxes: $10,452.50
20180104-0001244

WARRANTY DEED



State of Tennessee)
County of Davidson)

17-10-012

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,825,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd. day of January, 2018

Notary Public

My Commission Expires: 07/02/18 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
J. GREGORY HALE	" NEW OWNER "	043-14-0-052.00&043-15-0-
(NAME) 275 Lake Valley Road	(NAME)	055.00
(ADDRESS) Hendersonville, Tennessee 37075	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **CHARLES A. LANNOM**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **J. GREGORY HALE**, hereinafter called the Grantee, his heirs, successors and assigns, certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I:
LAND in the 11th Civil District of Davidson County, Tennessee, being Lots Nos. 13 to 17 both inclusive, Lot No. 19 and the southerly part of Lot No. 18 and part of an unnamed 50 foot street lying west of adjacent to said lots on the unrecorded Map of C. N. Smith's Property, described together according to a survey made by H. Gee, Surveyor, December 22, 1959, as follows:

BEGINNING at a point on the southerly margin of Old Hickory Boulevard, 4700 feet easterly from the intersection of the southerly margin of said Boulevard and Gallatin Road, said beginning point being also the southeast corner of said Boulevard and Lena Belle Avenue extended, as now located; thence with the easterly margin of said Lena Belle Avenue, southwardly 197.3 feet to the beginning of a curve; thence continuing with said margin with said curve southwardly 321.91 feet, more or less, to the beginning of a curve having a radius of 20 feet, thence around said curve in a southeasterly direction 31.41 feet to the northerly margin of Maple Street; thence with same North 81 degrees 30 minutes East 83.98 feet, more or less, to the boundary line of the property conveyed to Harrison; thence with said line, North 55 degrees 26 minutes East 248 feet, North 39 degrees 05 minutes West 297.3 feet; thence South 81 degrees 30 minutes West 190.8 feet to the southeast corner of Lot No. 19 on said plan; thence with the eastern boundary line of said Lot No. 19 North 8 degrees 30 minutes West 150 feet to the southerly margin of Old Hickory Boulevard; thence with same South 81 degrees 30 minutes West 50 feet to the BEGINNING.

PLUS, one-half of a closed street, Lena Belle Ave., lying west of said property and as identified in Metro Ordinance BL 2010-724.

BEING all the same property conveyed to CHARLES A. LANNOM by Deed from MARY CATHERINE DISKIN, dated June 9, 1998, of record in Book 10979, Page 946, Register's Office for Davidson County, Tennessee; SUBSEQUENTLY, conveyed by Quitclaim, dated October 4, 2006 from STEPHANIE S. LANNOM, all her interest to CHARLES A. LANNOM, of record in Instrument No. 20061009-0125449, said Register's Office.

Being improved property located at 602 Old Hickory Blvd., Madison, TN 37115 (Map 043-14-0; Parcel 052.00).

TRACT II:
LAND in Davidson County, Tennessee, being Lot No. 58 on the Plan of Rainbow Terrace, Section IIA, as of record in Book 1835, Page 85, Register's Office for said County, and described as follows:

BEGINNING at a point in the southerly margin of Old Hickory Blvd., at a common corner of Lots 58 and 59; thence with the line between said lots southerly 345 feet to a point; thence North 88 degrees 16' West 117.9 feet to a point in the easterly margin of 50 foot unnamed street; thence with the said street, northwardly 320.8 feet to the beginning of a curve; thence with the said curve northeasterly 38.4 feet to a point in the southerly margin of Old Hickory Blvd.; thence with the margin of the same easterly 88.6 feet to the point of BEGINNING.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT TO BE EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is all that property awarded to The Metropolitan Government of Nashville and Davidson County, Tennessee, by Final Judgment in the matter of The Metropolitan Government of Nashville and Davidson County, Tennessee v. James C. Stewart, being Number B-3965 in the Sixth Circuit Court of Davidson County, Tennessee, entered on March 23, 1976, and described according to said Final Judgment as follows:

A strip or tract of land in the 10th Councilmanic District of Metropolitan Government of Nashville & Davidson County, Tennessee, being part of Lot No. 58 on the Plan of Rainbow Terrace, Section IIA, as of record in Book 1835, Page 85, Register's Office for said County, and described as follows: BEGINNING at a point in the present easterly margin of Myatt Drive; thence North 5 deg. 30' East 320.80 feet along the same to the beginning of a curve that has a 25.00 foot radius; thence northeasterly 38.40 feet around said curve to the point on the present southerly margin of Old Hickory Boulevard; thence South 86 deg. 27' East 54.0 feet along the same to the beginning of a curve that has a 25.00 feet radius; thence southwesterly 34.88 feet around said curve to a point on the new relocated easterly margin of Myatt Drive; thence southwesterly 44 feet along a curve on the new relocated easterly margin of Myatt Drive to a point; thence South 15 deg. 00' West 22.47 feet along the new relocated easterly margin of Myatt Drive to a point on said margin; thence with said margin to a point on the property line between James C. Stewart and Rupert L. Sloan, et ux; thence North 84 deg. 30' West 7.97 feet along said property line to the point of BEGINNING and containing 10,240 square feet.

BEING the same property conveyed to GENE E. TIDWELL AND TONY LANNOM, by Deed from DAVID L. KELLEY, dated April 20, 1992, of record in Book 8608, Page 205, Register's Office for Davidson County, Tennessee. SUBSEQUENTLY, GENE E. TIDWELL AND WIFE, BOBBIE J. TIDWELL, AND TONY LANNOM (CHARLES A. LANNOM) having conveyed all their interest to CHARLES A. LANNOM AND WIFE, STEPHANIE S. LANNOM, by Deed of record in Instrument No. 20000225-0018435, said Register's Office. THEN, STEPHANIE S. LANNOM having conveyed her interest to CHARLES A. LANNOM, by Deed of record in Instrument No. 20061009-0125449, said Register's Office.

Being improved property located at 900 Old Hickory Blvd., Madison, TN 37115 (Map 043-15-0; Parcel 055.00).

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and property taxes for the current year which have been assumed by the Grantee herein.

The subject properties are used for commercial purposes and are not now nor ever have been used as the principal place of residence of the Grantor herein.

BEING unimproved ☐
Improved ☒ property known as: **602 & 900 Old Hickory Blvd., Madison, TN, 37115.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs, successors and assigns, forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs, successors 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 WHEREOF, my hand, this 3rd. day of January, 2018.

CHARLES A. LANNOM

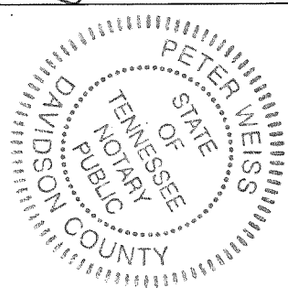
STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CHARLES A. LANNOM**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd. day of January, 2018.

My Commission Expires: 07/02/18

Notary Public



I, the undersigned, 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.

PETER WEISS

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state PETER WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/2/18

Notary Public

