Bill Garrett Davidson County
Batch# 47323 DEEDWARR
01/16/2018 08:41:30 AM 5 pgs
Fees: $28.00 Taxes: $653.05
20180116-0004040

THIS INSTRUMENT PREPARED BY: **Talbott P. Ottinger** **MCKENZIE LAIRD, PLLC** **3835 Cleghorn Avenue, Suite 250** **Nashville, TN 37215**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $176,500.00. Affiant Subscribed and sworn to before me, this 11 day of January 2018. Notary Public My Commission Expires: Nov 5, 2018

BRANDI NORRIS MOORE NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY My Commission Expires Nov 5, 2018

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
Meridian Partners, LLC Attn. McClain Towery 3201 Trevor Street, Suite 200 Nashville, TN 37209	New Owner	082 07 0 167.00

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Thomas Ward** ("**Grantor**"), has bargained and sold, and does hereby transfer and convey unto **Meridian Partners, LLC** ("**Grantee**"), its successors, heirs and assigns, that certain tract or parcel of land in Nashville, Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property is improved property located at 308 Arrington Street, Nashville, TN 37207.

Sandy Ward, wife of the within named Grantor, joins in the execution of this instrument for the purpose of transferring and conveying all right, title and interest which he may have in said property by virtue of marriage or otherwise.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey the Property, and that the Property is unencumbered and unrestricted, except as set forth on Exhibit B attached

hereto, to which this conveyance is expressly made subject. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons, except as set forth on Exhibit B, to which this conveyance is expressly made subject.

IN WITNESS WHEREOF, the parties have executed this General Warranty Deed to be effective for all purposes as of the 11 day of June 2018.

Thomas Ward

Sandy Ward

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **Thomas Ward**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11 day of January 2018.

BRANDI NORRED MAIORINO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 5, 2018

Notary Public
My Commission Expires: Nov 5, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, **Sandy Ward**, with whom I am personally acquainted or who proved to me on the basis of satisfactory evidence, and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11 day of January 2018.

BRANDI NORRED MAIORINO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 5, 2018

Notary Public
My Commission Expires Nov 5, 2018

EXHIBIT A
Legal Description

LAND in Davidson County, Tennessee, being Lot No. 64, on the Plan of East Nashville Real Estate Company's Plan of Lots, as shown on plat of record in Plat book 57, Page 11, in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of the property, as further described according to Survey made by CESO, Inc., dated November 13, 2017, last revised January 9, 2018 as follows:

Beginning at a found 5/8" diameter iron rebar with no cap, being the northwest corner of the Thomas Ward property (Tax Map 82-7 Parcel 167) as recorded in Instrument No. 20110610-0044486 in the Register's Office of Davidson County, Tennessee (R.O.D.C.) common corner with Meridian Properties, LLC property (Tax Map 82-7 Parcel 167) as recorded in Instrument No. 20151217-0127005 (R.O.D.C.) and in the southerly right-of-way of Arrington Street;

Thence, with said right-of-way, South 82 Degrees 18 Minutes 59 Seconds East, a distance of 50.13 feet to a found ½" iron rebar, common corner with the Crystal Conyers property (Tax Map 82-7 Parcel 166) as recorded in Instrument No. 20040614-0069902 (R.O.D.C.);

Thence leaving said right-of-way with the dividing line of the Ward/Conyers property, South 7 Degrees 24 Minutes 22 Seconds West, a distance of 176.00 feet to a set 5/8" iron rebar with CESO, Inc. cap in the northerly right-of-way of Ally No. 331;

Thence with the said right-of-way, North 82 Degrees 15 Minutes 25 Seconds West, a distance of 50.13 feet to a found 5/8" iron rebar with no cap, common corner with the aforementioned Meridian Partners, LLC property;

Thence leaving said right-of-way with the dividing line of the Ward/Meridian property North 7 Degrees 24 Minutes 22 Seconds East, a distance of 175.95 feet back to the Point of Beginning.

Parcel containing 8,822.20 Sq.Ft. (+/-) and/or 0.20 Acres (+/-)

Being the same property conveyed to Thomas Ward by deed of record in Instrument No. 20110610-0044486, in the Register's Office of Davidson County, Tennessee.

Commonly known as: 308 Arrington Street, Nashville, Tennessee 37207.

EXHIBIT B
Permitted Encumbrances

1. If improvements are completed after January 1 of any year, the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction or supplemental assessment.

2. Taxes for the year 2018, a lien, not yet due and payable.

3. Subject to all matters shown on the Plan of record in Plat Book 57, Page 11, Register's Office for Davidson County, Tennessee.

4. Matters disclosed by survey prepared by Kenneth D. Church, TN RLS #1004, of CESO, Inc., dated November 13, 2017, last revised January 9, 2018, Job No. 754XXX-01:

   (a) Chain link fence at northeast corner of property encroaches 0.3' onto adjacent land.
   (b) Chain link fence at southeast corner of property encroaches 0.7' onto adjacent land.
   (c) Chain link fence from adjacent property encroaches approximately 0.9' over property line on west boundary.

I, Talbott P. Ottinger, 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.

Talbott P. Ottinger

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a notary public for this county and state, Talbott P. Ottinger who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 1-8-2019

