Bill Garrett Davidson County
Batch# 53759 DEEDWARR
02/01/2018 10:49:30 AM 3 pgs
Fees: $18.00 Taxes: $2,534.50
20180201-0010295

WARRANTY DEED

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $685,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of January, 2018

Notary Public

MY COMMISSION EXPIRES: 04-20-19

(AFFIX SEAL)

LORI HOLLOWAY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Relaxing Ventures, LLC	Relaxing Ventures, LLC	124-00-0 124.00
(NAME)	(NAME)	
3267 Pugh Road	c/o Yolanda - Morgan McCloud, Culp & Assoc., Inc., 49 Music Square West # 503	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **James T. McLean Jr. and Vickie Carroll McLean, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Relaxing Ventures, LLC,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Tract No. 5 an unrecorded survey prepared by William A. Cummings, Registered Land Surveyor No. 1314, of Bob Cummings Land Surveyors, dated June 20, 1994, and being part of Parcel 013 of Tax Map 124 described as follows:

Beginning at an iron pin in the northerly right of way (R/W) of Pugh Road (25 feet from the centerline) Said iron pin marking the Southwest corner of the herein described tract and being located easterly along said R/W as follows: South 67 degrees 17 minutes 49 seconds East 65.42 feet to the beginning of a curve concave to the North having a radius of 911.25 feet and an arc distance of 289.53 feet through a central angle of 18 degrees 12 minutes and 16 seconds to the point of tangency; South 85 degrees 30 minutes 05 seconds East 538.61 feet from the easterly boundary line of property owned by Anna Mathis Doyle of record in Deed Book 4415, Page 398, in the Register's Office of Davidson County, Tennessee (RODCT); thence, leaving the point of beginning and severing subject property North 03 degrees 14 minutes 53 seconds East 1058.48 feet to an iron pin; thence with the southerly boundary line of property owned by Brown Taylor and wife, Sammie, of record in Deed Book 8215, Page 882 (RODCT) South 85 degrees 42 minutes 00 seconds East 258.26 feet to an iron pin; thence, again severing subject property South 03 degrees 14 minutes 53 seconds West 1059.38 feet to an iron pin; thence, with the northerly R/W of Pugh Road (25 feet from the centerline) as follows: North 85 degrees 30 minutes 05 seconds West 258.28 feet to the beginning containing 6.28.

Being the same property conveyed to James T. McLean Jr. and Vickie Carroll McLean, husband and wife by deed being recorded 3/26/1998 of record in Book 10854, Page 305, Register's Office for Davidson County, Tennessee. This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 3267 Pugh Road, Hermitage, TN 37076

(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 my/our hands this 31st day of January, 2018.

James T. McLean Jr.

Vickie Carroll McLean

Vickie Carroll McLean

State of Tennessee
County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named James T. McLean, Jr. and Vickie Carroll McLean the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 31st day of January, 2018.

Lori Holloway

Notary Public
My Commission Expires: 4-20-19

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

File No.: 21297

True Copy Certification

I, Kelsie Holloway, 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.

Kelsie Holloway
Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Hannah Kepley, a notary public for this county and state, Kelsie Holloway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Hannah Kepley
Notary's Signature

My Commission Expires: 8.22.21
Notary' Seal (if on paper)

