Bill Garrett Davidson County
Batch# 54667 DEEDWARR
02/02/2018 03:05:17 PM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20180202-0010996

WARRANTY DEED

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$425,000.00.**

Carmen Coats
Affiant

Subscribed and sworn to before me, this the _____ day of _____, 2018.

Notary Public

My commission expires: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Nickolas B. Barnes	AMERIS BANK	Map 041-06-0 Parcel 027.00 Map 041-00-0 Parcel 098.00
1445 Finnland Drive	1800 PARKWAY PL, STE 820	
Nashville, Tennessee 37207	MARIETTA, GA 30067	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Nelson Adonay Torres, married **, and Brian Chester,** unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nickolas B. Barnes

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:

Tract 1: 1445 Finnland Drive, Nashville, TN 37207 (improved)
Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Skyline, Section II, of record in Book 3700, Page 46, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Tract 2: 1459 Finnland Drive, Nashville, TN 37207 (unimproved)
A Tract of land lying and being in the 12th Civil District of Davidson County, Tennessee, and being more particularly described according to a survey by John B. Bates, License No. 418, dated 10/4/75, as follows:

Beginning at a point, being an iron pin located at North 88 deg. 55' West 1417.00 feet from the original northwest corner in c/l Brick Church Pike; thence South 11 deg. 30' West 585.9 feet to an iron pin; thence North 87 deg. 15' West 545 feet, more or less, along a fence to a corner post; thence North 2 deg. East 265 feet along a fence to a corner post; thence North 88 deg. West 815.0 feet along a fence to a corner post; thence North 1 deg. 30' East 285 feet along a fence to a corner post; thence South 88 deg. 55' East 1455 feet, more or less, along a fence to an iron pin, being the point of beginning, containing 13.30 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT HEREBY EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THAT TRACT OF LAND SOLD OF RECORD IN BOOK 8750, PAGE 285, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

A Tract of land lying and being in the 12th Civil District of Davidson County, Tennessee, and being more particularly described according to a survey by Michael V. Holmes, Registered Land Surveyor, License No. 213, dated 9/3/92, to-wit:

Beginning at a concrete monument in the southeast corner of Lot No. 8 on the Plan of Skyline Subdivision, Section 2, of record in Book 3700, Page 46, Register's Office for Davidson County, Tennessee, said monument being on the west right of way of Finnland Drive and being the terminus of said Road; thence South 87 deg. 38' 13" East 26.57 feet to an iron pin in the centerline of Finnland Drive; thence leaving Finnland Drive, South 5 deg. 44' 00" East 288.65 feet to an iron pin in a fence corner; thence with a fence line, North 86 deg. 25' 45" West 730.65 feet to an iron pin in Drake's southwest corner; thence leaving said fence, North 2 deg. 27' 56" West 245.18 feet to an iron pin; thence North 88 deg. 59' 18" East 79.47 feet to a concrete monument, being the southwest corner of Lot No. 8 on the Plan of Skyline Subdivision, also being V. Daryll Morton's line; thence with Morton's south boundary line North 89 deg. 59' 18" East 358.15 feet to an iron pin; thence South 87 deg. 38' 13" East 247.00 feet to the point of beginning, containing 194,733 square feet or 4.47 acres, more or less.

Included in this conveyance is an Easement for ingress and egress to provide the parties, their heirs and assigns, equal access to Finnland Drive. Said easement begins at a concrete monument in the southeast corner of Lot No. 8 in the Skyline Subdivision, Section 2, said point being on the west right-of-way of Finnland Drive; thence South 15 deg. 02' 12" West 50.00 feet to a point; thence South 74 deg. 57' 48" East 50.00 feet to a point; thence North 15 deg. 02' 12" East 50.00 feet to a point; the beginning of a curve to the right having a radius of 275.00 feet and a length of 10.75 feet to a point in east right-of-way of Finnland Drive; thence with the terminus of Finnland Drive, North 87 deg. 38' 13" West 53.14 feet to the point of beginning.

Being all of the same property conveyed to Nelson Adonay Torres, by Deed dated August 29, 2016 from Katherine Little Colson, Surviving Trustee of The Colson Family Trust, of record in Instrument No. 20160830-0090814, Register's Office for Davidson County, Tennessee, and Affidavit of Scrivener's Error of record in Instrument No. 20160913-0095943, and further conveyed to Nelson Adonay Torres and Brian Chester by Quitclaim Deed dated November 28, 2017 from Nelson Adonay Torres, of record in Instrument No. 20171208-0125568, said Register's Office.

The property conveyed herein is not the place of residence of the Grantors or their spouse(s).

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Plat Book 3700, Page 46, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6489, Page 382 and Book 6489, Page 385, Register's Office for Davidson County, Tennessee. (3) Restrictive Covenants contained in instrument of record in Book 3957, Page 549, Register's Office for Davidson County, Tennessee. Note: Said Restrictions are not applicable to portions thereof that have already expired. (4) Subject to ingress and egress easement as set out in the Deed of record in Book 8750, Page 285, said Register's Office. (5) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **1445 Finnland Drive, Nashville, Tennessee 37207**
and 1459 Finnland Drive, Nashville, Tennessee 37207

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 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 hand(s) this 31 day of January, 2018.

Nelson Adonay Torres

Brian Chester

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Nelson Adonay Torres and Brian Chester,** the within named sellers, 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 official seal at Nashville, Tennessee, this 31 day of January, 2018.

Notary Public

My Commission Expires: 1/17/21

JOHN COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.