Bill Garrett Davidson County
Batch# 60028 DEEDWARR
02/16/2018 03:38:30 PM 5 pgs
Fees: $28.00 Taxes: $5,920.00
20180216-0015508

This Instrument Prepared By:
Benjamin H. Southard
Worman Law Group, PLLC
2000 Richard Jones Road, Suite 240
Nashville, Tennessee 37215

GENERAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
5700 Leslie Partners, LLC 112 Mockingbird Road Nashville, TN 37205	[SAME]	091-100-055.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **PAULA J. BURTCH** and **PEGGY J. ROUILLIER**, joint tenants with the right of survivorship (collectively, "Grantor"), have bargained and sold, and by these presents do hereby transfer and convey unto **5700 LESLIE PARTNERS, LLC**, a Tennessee limited liability company ("Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to certain real property lying and being situated in Cheatham County, Tennessee (the "Property") more particularly described as follows, to wit: See **Exhibit A**.

The Property is improved real property located at 5700 Leslie Avenue, Nashville, Davidson County, Tennessee 37209.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, to the said Grantee, its successors and assigns, forever.

Grantor does hereby covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple and that they have good right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, subject to the matters set forth on Exhibit B.

Grantor does further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever, subject to the matters set forth on Exhibit B.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $1,600,000.00.

Claire Burtch
Affiant

Subscribed and sworn to before me this the 16th day of February, 2018.

Elizabeth Puckett
Notary Public

My Commission Expires: 5/6/19

ELIZABETH PUCKETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN

IN WITNESS WHEREOF, the Grantor has caused this General Warranty Deed to be executed as of the 16 day of February, 2018.

GRANTOR:

PAULA J. BURTCH

PEGGY J. ROUILLIER

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, PAULA J. BURTCH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16 day of February, 2018.

Notary Public

My Commission Expires:

_____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, PEGGY J. ROUILLIER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16 day of February, 2018.

Notary Public

My Commission Expires:

_____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

EXHIBIT "A"

Land in the 20th Councilmanic District of Nashville, Davidson County, Tennessee being part of Block 41 of the B.F. Cockrill Farm Subdivision, recorded in Book 161, page 134, Register's Office for said County and more particularly described as follows:

Beginning at the intersection of the north right of way of Leslie Avenue and the east right of way of Snyder (or Schneider) Avenue;

Thence along eh east right of way of Snyder Ave N 25° 07' 58" E, 266.54 feet to an iron pin in the southerly right of way of Briley Parkway (project No. IM-40-3(121)204);

Thence along said southerly right of way N 84° 46' 57" E, 8.20 feet to a concrete highway monument;

Thence continuing with said right of way, along a curve to the right having a radius of 711.941 feet, a distance of 328.71 feet to a concrete highway monument;

Thence S 26° 03' 21" W, 101.52 feet to a concrete highway monument in the north right of way of Leslie Avenue;

Thence along said Leslie Avenue N 64° 52' 55" W, 283.92 feet to the point of beginning and containing 1.33 acres, more or less.

Being the same property conveyed to Paula J. Burtch and Peggy J. Rouillier as joint tenants with right of survivorship by deeds of record in Instrument No. 200905120043671 and Instrument No. 200907060062586, in the Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

1. Taxes for the year 2018 and subsequent years, not yet due and payable.

2. All matters shown on plat of record in Book 161, page 134, in the Register's Office of Davidson County, Tennessee.

3. Easement(s) contained in Deed of record in Instrument No. 200309170137160, in the Register's Office of Davidson County, Tennessee.

4. Terms and provisions of Lease Assignment of record in Instrument No. 200805130049232 and Instrument No. 200805130049233, in the Register's Office for Davidson County, Tennessee.

5. Rights of residential tenants pursuant to unrecorded written leases, as tenants only.

True Copy Certification

I, Jay H. Smith, 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 therewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jodean M. King, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/21/2021

Notary Seal:

