STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $320,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 15th day of February, 2018.

NOTARY PUBLIC
My commission expires: 5-20-21

JESSICA SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Bill Garrett Davidson County
Batch# 60344 DEEDWARR
02/20/2018 12:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20180220-0015965

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Southern Capstone Properties, LLC	New Owner	09609013200
(NAME)	(NAME)	
PO Box 293036		
(ADDRESS)	(ADDRESS)	
Nashville TN 37229		

Warranty Deed

For and in Consideration of the sum of $320,000.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Jane Strain,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Southern Capstone Properties, LLC**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Map of Donelson Heights, as of record in Book 1424, page 35, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 fronts 75 feet on the easterly side of Donelson Pike and runs back 175 feet on the northerly and 187.5 feet on the southerly line, to a dead line in the rear, measuring 76.06 feet thereon.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED
THEREFROM is the following property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from Paul B. Price and wife, Ruby P. Price, of record in Book 4185, page 360, Register's Office for said County.

A strip or parcel of land in the 13th Councilmanic District of the Metropolitan Government of Nashville and Davidson County, Tennessee, being part of Lot No. 3 on the Map of Donelson Heights, as of record in Book 1424, page 3,5, 'Register's Office for said County, described according to a survey made by the Engineering Division of the Public Works Department of said Government, known as Project 65-R-10, Donelson Pike.

FILE #: 18-6410

Said part of Lot No. 3 fronts 75 feet on the present Easterly margin of Donelson Pike and runs back 16 feet. on the northerly line and 16 feet on the southerly line, to points on the new relocated Easterly margin of Donelson Pike on which it measures 75 feet thereon and containing 1200 square feet.

Being the same property conveyed to Jane M. Small by deed from Ray W. McCollum and wife, Elizabeth Ann McCollum, dated October 1, 1982 and recorded in Book 5944, Page 882, Register's Office for Davidson County, Tennessee. Jane M. Small having since married and is now known as Jane Strain.

This property is **improved** property known as: 305 Donelson Pike, Nashville, TN 37214.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

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. We do covenant with 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, except for those matters appearing of record and real property

taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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.

THIS CONVEYANCE is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 15th day of February, 2018.

Jane Strain

Jane Strain

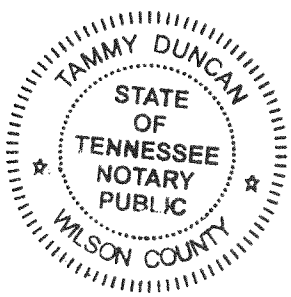
STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal, this the 15th day of February, 2018.

Tammy Duncan

Notary Public
My Commission Expires: 4/17/19



After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122
FILE #: 18-6410

True Copy Certification

I, **Jessica Sparnell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for the registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jessica Sparnell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, **Morgan O'Neill**, a notary public for this county and state, **Jessica Sparnell** 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: 3-27-18
Notary's Seal (if on paper)

