Bill Garrett Davidson County
Batch# 67912 DEEDWARR
03/12/2018 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20180312-0023286

WARRANTY DEED

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires October 17, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of March, 2018.

Notary Public

MY COMMISSION EXPIRES: 10/17/21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
LIG Assets, Inc.	LIG Assets, Inc.	181-00-0-096.00
(NAME)	(NAME)	
6753 N. Quail Hollow Rd.	6753 N. Quail Hollow Rd.	
(ADDRESS)	(ADDRESS)	
Memphis, TN 38120	Memphis, TN 38120	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and 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, **Lunette Allen Pharr, also known as Edna Lunette Pharr and Sara McKee Allen**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **LIG Assets, Incorporated, a Nevada Corporation**, 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:

All that certain tract or parcel of land situated in the Fourth Civil District of the Metro area of Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a set mag nail in the centerline of Bluff Road, said point also being located South West 947 feet +/- from the intersection of Bluff Road and Nolensville Pike; thence with the centerline of Bluff Road the following seven calls; S 18°52'23" W 119.82 feet to a point; thence S15°18'43" W 165.21 feet to a point; thence S 24°22'23" W 180.99 feet to a point; thence with a curve to the left having a radius of 768.67 feet, an arc length of 193.43 feet, and being subtended by a chord bearing S 15°12'25" W 192.92 feet to a point; thence S 05°30'30" W 188.77 feet to a point; thence S 03°58'21" W 72.85 feet to a point; thence with a curve to the left having a radius of 2,112.26 feet, an arc length of 103.28 feet and being subtended by a chord bearing S 01°25'56" W 103.27 feet to a set mag nail; thence leaving the centerline of said Bluff Road N 84° 01'44" W 17.47 feet to a found ½" iron pin near the base of a fence post and being 7.36 feet South from a 3"X3" concrete monument, said found iron pin being the North East corner of Lot 3 of the Bluff Road Acres as recorded in the Davidson County Register of Deeds office in Plat Book 5200, Page 221; thence with the North line of said Lot 3, N 84°01'44" W 296.24 feet to a found iron pin with cap; thence with the West lines of said Lot 3 and Lot 2 of Bluff Road Acres, S 05°15'13" W 435.52 feet to a found iron pin with yellow cap stamped "Ragan-Smith & Associates," said iron pin being the North East corner of Lot 1 of the Stonecrest Subdivision as recorded in the Williamson County Register of Deeds office in Plat Book 65 Page 130A; thence continuing with the North line of said Stonecrest Subdivision, passing found iron pins with caps stamped "Ragan-Smith & Associates" at the lot corners for Lot lines 1-2,2-3,3-4,4-5,5-6, and 6-7, N 52° 43'01" W 792.64 feet to a set #5 rebar with cap stamped "A. Schmeing TN # 2927" in the rear line of Lot 7, said point being S 52°44'59" W 13.79 feet from a found iron pin with cap monumenting the rear corner of lot line 7-8; thence leaving the North line of said Stonecrest Subdivision, N 15°36'14" E 1,467.02 feet to a found iron pin with cap stamped "Ragan-Smith & Associates" in the south line of CMH Parks, Inc. as recorded in the Davidson County Register of Deeds office in Instrument No. 20161118-0121950; thence continuing with said CMH Parks, Inc. S 57°38'19" E 320.60 feet to a found iron pin with cap stamped "Ragan-Smith & Associates"; thence N 10°07'15" E 29.59 feet to a found iron pin with a "T" notch, said pin being a common corner to CMH Parks, Inc. and Craighead Partners LLC as recorded in said Davidson County Register of Deeds office in Instrument No. 20171103-0112843; thence leaving said CMH Parks, Inc. and continuing with said Craighead Partners LLC, S 62°27'58" E 318.37 feet to a found ¾" iron pin witnessed by a metal fence post; thence S 58°49'10" E 196.00 feet to a found ¾" iron pin witnessed by a metal fence post; thence S 40° 04'10" E 148.14 feet to the Point of Beginning.

Said parcel of land herein described containing 1,306,800.50 square feet or 30.00 +/- acres. Subject to all applicable easements, agreements and restrictions of record in the Davidson County Register of Deeds office. Subject to the findings of the title report.

In accordance with a survey prepared by Adam P. Schmeing, Tennessee PLS#2927, dated 02/25/2018.

Being a portion of the same property conveyed to C.P. Williams, Jr. by a decree from the Chancery Court of Nashville, Tennessee, in Case No. 79083 with Final Decree being recorded in Deed Book 2802, Page 347, Register's Office for Davidson County, Tennessee. The said C.P. Williams, Jr. died testate, and by his Last Will and Testament of record in Will Book 98, Page 315, Probate Clerk's Office for Davidson County, Tennessee,

devised a life estate in the subject property to J. H. Byrd, Jr. The said J. H. Byrd, Jr. died July 18, 2007, and pursuant to the terms of the aforementioned will, his life estate interest in the subject property was reserved for Sarah Elizabeth Williams, with the remainder to William Lloyd Allen and Lunette Allen Pharr a/k/a Edna Lunette Pharr, being the only surviving children of the said Nellie Mai Williams, deceased, as evidence by Affidavit of record in Instrument Number 20160609-005822, Register's Office for Davidson County, Tennessee, and also recorded in Book 6749, Page 102, Register's Office for Williamson County, Tennessee. The said Sarah Elizabeth Williams having conveyed her life estate interest in the subject property to Lunette Allen Pharr and William Allen by Quitclaim Deed of record in Instrument Number 20080911-0036826, as corrected in Instrument Number 20081202-0116850, Registers Office for Davidson County, Tennessee, also recorded in Book 4541, Page 468, as corrected in Book 4699, Page 950, Register's Office for Williamson County, Tennessee. The said William Lloyd Allen died testate on January 4, 2011, and by his Last Will and Testament of record in Will Book 53, Page, 394, Probate Clerk's Office for Rutherford County, Tennessee, devised his interest in the subject property to his wife, Sara McKee Allen, and further appointed her as Executor of his estate. For the purpose of establishing muniment of title, said will was admitted to the General Sessions Court for Rutherford County, Tennessee for probate, as evidenced by Order of record in Instrument Number 20120829-0077913, Register's Office for Davidson County, Tennessee, also recorded in Book 5686, Page 658, Register's Office for Williamson County, Tennessee. The said Sara McKee Allen, as Executrix of the Estate of William Lloyd Allen conveyed the estate's interest in the subject property to Sara McKee Allen, by Quitclaim Deed of record in Instrument Number 20160425-0040205, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☑

This is improved ☐ property, known as 0 Bluff Road, Brentwood, TN 37027

(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 our hands this 9th day of March, 2018.

Lunette Allen Pharr

Lunette Allen Pharr

Sara McKee Allen

Sara McKee Allen

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state **Lunette Allen Pharr and Sarah McKee Allen**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of March, 2018.

Lauren Jones

Notary Public

My Commission Expires: 10/17/21

LAUREN JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Comm. Expires
October 17, 2021

201803120023286

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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.

Kim Hollingshead

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public for this county and state, Elizabeth Leonberger, of Williamson County, who acknowledges that this certification of an electronic document is true and correct and Kim Hollingshead signature in which I have witnessed.

ELIZABETH LEONBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 22, 2019

Notary Public

My Commission Expires: 12-22-19

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).