SPECIAL WARRANTY DEED

Bill Garrett Davidson County
Batch# 75938 **DEEDWARRSP**
04/03/2018 01:45:31 PM 2 pgs
Fees: $13.00 Taxes: $2,035.00

20180403-0031141

ANGEL R. BERNHART STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY Commission Expires 05-15-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 29th DAY OF March, 2018

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Parkvue Development, LLC	Parkvue Development, LLC	
(NAME)	(NAME)	
7483 Highway 70 South	PO Box 40345	142-00-0-032.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **EVELYN WRIGHT FERRELL, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PARKVUE DEVELOPMENT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 part of Lot No. 2 on the Map showing the division of the lands in the cause of Schild vs Flynn in the Chancery Court of record in Plan Book 3, Page 15 of said Court and being designated as Tract No. 6 on the unrecorded map of the Flynn Property, as follows:

Beginning at a point in the South margin of U. S. Highway 70 at the corner of Lots 6 and 7; thence with the line between said lots, South 14° West 350 feet to a point; thence North 76° West 145 feet to a corner of Tract 5; thence North 14° East 350 feet to the South margin of said Highway; thence with the margin of the same, South 76° East 145 feet to the beginning.

Less and Except that portion of the above described property which was conveyed to the State of Tennessee by Final Judgment and Decree recorded in Book 5336, Page 128, in the Register's Office, Davidson County, Tennessee.

Being the same property conveyed by Warranty Deed to Ralph Donald Ferrell, unmarried from Joseph Flynn and wife, Margaret M. Flynn, recorded on the 9th day of September, 1960 in Deed Book 3129, Page 451, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Evelyn Wright Ferrell by Warranty Deed from Ralph Donald Ferrell, recorded on the 2nd day of February, 1967 in Deed Book 4099, Page 87, said Register's Office, purpose being to create a tenancy by the entirety, so that the entire property, upon the death of either will go to the survivor. The said Ralph Donald Ferrell having since died on or about August 12, 2004, and subject property being vested in Evelyn Wright Ferrell as surviving tenant by the entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 7483 Highway 70 South, Nashville, TN 37221
(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 claiming by, and through or under the grantor herein, but no further otherwise. 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 hand this 30 day of March, 2018

Evelyn Wright Ferrell

EVELYN WRIGHT FERRELL

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Evelyn Wright Ferrell, the 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 at Nashville, Tennessee this 30 day of March, 2018.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN
My Commission Expires MAR 8, 2021

Notary Public