Bill Garrett Davidson County
Batch# 76119 DEEDWARRSP
04/04/2018 08:53:36 AM 2 pgs
Fees: $13.00 Taxes: $2,590.00

20180404-0031439

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$700,000.00**

Alisa Stevenson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF MARCH, 2018.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: **NOVEMBER 5, 2018**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
PARKVUE DEVELOPMENT, LLC	**SAME**	**142-00-0-031.00**
(NAME) **P. O. BOX 40345**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37204**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **CLAUDIA CHRISTINE PATTERSON, FORMERLY KNOWN AS CLAUDIA CHRISTINE HATCHER, MARRIED, AND ALISA STEVERSON, MARRIED,** 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 GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being part of Lot No. 2 on the map showing the division of the lands in the Cause of Schild v. Flynn in the Chancery Court for Davidson County, Tennessee, of record in Plan Book 3 at page 15 of the said Court, designated as Tract No. V on an unrecorded map of the Flynn Property and described as follows:

Beginning at a point in the southerly margin of U.S. Highway 70, at the corner of Tracts Nos. 4 and 5; thence with the line between the said tracts southwesterly 350 feet to a point; thence southeasterly 145 feet to a corner of Lot No. 6; thence, with the line between Lots Nos. 5 and 6, northeasterly 350 feet to a point in the southerly margin of U.S. Highway 70; thence with the margin of the same, westwardly 145 feet to the point of beginning.

Being the same property conveyed to Arthur L. Hatcher, Sr. and wife, Claudia C. Hatcher from Ruth K. Tinnell, a widow, by deed dated October 21, 1983 of record in Book 6162, page 237, said Register's Office. The said Arthur L. Hatcher, Sr., having since died on or about May 14, 1994, leaving Claudia C. Hatcher the surviving tenant by the entirety. Further, being part of the same property conveyed to Alisa Steverson from Claudia Christine Hatcher (otherwise known as Claudia C. Hatcher) as to an undivided one-half interest in said property by deed dated June 2, 1995 of record in Book 9822, page 244, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the plan of record in Plat Book 3, page 15 and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTORS HEREIN.

Unimproved ( )
This is improved(X) property, known as **7487 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; 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, through or under said GRANTORS, but not 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 our hands this 30 day of March, 2018.

Claudia Christine Patterson
CLAUDIA CHRISTINE PATTERSON

Alisa Steverson
ALISA STEVERSON

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 **CLAUDIA CHRISTINE PATTERSON** and **ALISA STEVERSON**, the bargainors, 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 office this 30 of March, 2018.

My commission expires: **November 5, 2018**

Lee A. Cohen
Notary Public

