Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Bill Garrett Davidson County
Batch# 80912 DEEDWARR
04/16/2018 08:50:30 AM 5 pgs
Fees: $28.00 Taxes: $2,220.00
20180416-0035265

39-B
File #18-1088

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 consideration, the receipt of which is hereby acknowledged, the undersigned **James J. Madden, Jr., Trustee of the James J. Madden, Jr. Revocable Trust dated February 5, 2008 as Amended and Restated June 3, 2016**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Thomas J. Hendrickson, III, and Ellen G. Hendrickson, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

See attached Exhibit "A" for complete legal description.

Being the same property conveyed to James J. Madden, Jr., Trustee of The James J. Madden, Jr. Revocable Trust, established February 5, 2008 by Quitclaim Deed from Patricia M. Madden, dated October 28, 2016 of record in Instrument No. 20161102-0115929, Register's Office, Davidson County, TN.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as:

TRACT 1
8358 Highway 70, Nashville, TN 37221 - Map & Parcel #127-00-0-140.00
8354 Highway 70, Nashville, TN 37221 - Map & Parcel #127-00-0-141.00

TRACT 2
8346 Highway 70, Nashville, TN 37221 - Map & Parcel #127-00-0-168.00

TRACT 3
7407 Huntwick Trail, Nashville TN, 37221 – Map & Parcel #127-00-0-143.00

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 21st day of March, 2018.

James J. Madden, Jr. Revocable Trust dated February 5, 2008
as Amended and Restated June 3, 2016

James J. Madden Jr. trustee
James J. Madden, Jr., Trustee

James J. Madden ~~Trustee~~ Beneficiary
James J. Madden, Jr., Beneficiary

State of Tennessee
County of Davidson

Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, James J. Madden, Jr., Trustee and James J. Madden, Jr., Beneficiary of the James J. Madden, Jr. Revocable Trust dated February 5, 2008 as Amended and Restated June 3, 2016, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal on this date 21st March, 2018

Notary Public
My Commission expires: 5/8/18

ANGELA Y. PRESTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 600,000.00.**

Affiant

Sworn and subscribed before me on this the 21st day of March, 2018.

Notary Public

My Commission Expires: 11/3/2019

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

NEW OWNER:
Thomas J. Hendrickson, III
7401 Huntwick Trail
Nashville, TN 37221

RESPONSIBLE FOR TAX PAYMENT:
Owner

TAX MAP-PARCEL #:
127-00-0-140, 141, 168 & 143

EXHIBIT A

Tract 1; Parcel ID: 127 00 0 140.00 and 127 00 0 141.00

Land in Davidson County, Tennessee, being Lot Nos. 5 and 6 on the plan of Huntwick Estates, Section 1, as of record in Book 4660, page 64, said Register's Office.

Beginning at a point in the northerly margin of Memphis Bristol Highway said point being the front corners of Lot 6 & 7; thence north between said two lots 255.00 feet to a point; thence westwardly 157.35 feet to a point; thence northwestwardly 147.29 feet to a point in the easterly margin of Huntwick Trail; thence continuing with said margin in a southerly direction 337.47 feet to the beginning of a curve; thence around said curve in a southeasterly direction 38.27 feet to a point in the northerly margin of Memphis Bristol Highway; thence continuing with said margin of eastwardly 352.34 feet to the point of beginning.

Being the same property conveyed to Patricia M. Madden by deed of record in Instrument No. 20080214-0014785, Register's Office of Davidson County, Tennessee.

Tract 2; Parcel ID: 127 00 0 168.00

Land in Davidson County, Tennessee, being Lot No. 38 on the plan of Section 2, Huntwick Estates, of record in Book 4860, pages 89 and 90, Register's Office for said County, described as follows:

Beginning at a pint in the northerly margin of Memphis Bristol Highway at the southeasterly corner of Section 2, Huntwick Estates, said pint also being the southeasterly corner of Lot 38; thence, with the northerly margin of said Highway, S 84° 26' 57" W 33.60 feet to a point, thence S 5° 33' 03" E 5.00 feet to a point; thence, S 84° 26' 57" W 131.92 feet to a point being the common corners between Lots 37-A and 38 of said plan; thence, leaving the northerly margin of said Highway, N 5° 33' 03" W 255.00 feet to a point; thence N 2° 53' 28" W 688.63 feet to the westerly common corners between lots 38 and 39; thence with the southerly line of lot 39, S 87° 19' 28" W 242.82 feet to the easterly common

corners between lot 39, S 87° 19' 28" W 242.82 feet to the easterly common corners between lots 38 and 39; thence with the southeasterly boundary line of Section 2, Huntwick Estates, S 1° 11' 28" W 909.45 feet to the point of beginning.

Being the same property conveyed to Patricia M. Madden by deed of record in Instrument No. 20080214-0014786, Register's Office of Davidson County, Tennessee.

Tract 3; Parcel ID: 127 00 0 143.00

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Huntwick Estates, Section Two, as of record in Book 4860, pages 89 & 90, Register's Office for said County, for a more complete description reference to said plan is hereby made.

Being the same property conveyed to Patricia M. Madden by deed of record in Instrument No. 20080214-0014787, Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Connie Taylor, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021



Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212