Bill Garrett Davidson County
Batch# 97703 DEEDWARR
05/29/2018 02:44:30 PM 4 pgs
Fees: $23.00 Taxes: $4,995.00
20180529-0051050

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 34147-03-2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,350,000.00 Affiant Subscribed and sworn to before me this 25th day of May, 2018. Notary Public My Commission Expires: 9/7/21 KELLY E. COX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Treglown Patton Warner 4407 Hunt Place Nashville, TN 37215	Treglown Patton Warner 4407 Hunt Place Nashville, TN 37215	Map and Parcel No.: 083 09 0 042 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Winners Real Estate LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Treglown Patton Warner** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 311 Gallatin Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, his heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 25th day of May, 2018.

GRANTOR:

Winners Real Estate LLC
a Tennessee limited liability company

BY: _____
Emmanuel W. Hatz
President and Sole Member

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Emmanuel W. Hatz, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the President and Sole Member of Winners Real Estate LLC, a Tennessee limited liability company, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of May, 2018.

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

_____
Notary Public
My Commission Expires: 9/7/21

EXHIBIT "A"

All that certain piece, parcel, or tract of land situate, lying, and being located in Davidson County, State of Tennessee, containing 0.413 acres, as shown on a plat entitled "ALTA/ACSM Land Title Survey for Mrs. Winners, Unit #338", 311 Gallatin Road, Nashville, TN, dated December 9, 2005, prepared by Barrett Surveying Group (R. Scott Barrett, PLS, TN Registration No. 2473) and according to said plat having the following metes and bounds to wit:

Beginning at an iron pin found 1/2" rebar (Labeled as P.O.B.) located on the intersection of Ordway Place and Gallatin Avenue, thence running along the southern right-of-way of Ordway Place S 84 degrees 27' 53" E 99.11 feet to an iron pin found 5/8" rebar at the common corner of N/F Park Center, Inc. (DB 1040-380), thence running along the common property line of N/F Park Center, Inc. S 05 degrees 12' 53" W, 160.01 feet to an iron pin found 1/2" rebar at the northern right-of-way line of a 15 foot alley, thence running along the northern right-of-way of a 15 foot alley N 83 degrees 19' 22" W 123.63 feet to an iron pin found 1/2" rebar on the eastern right-of-way of Gallatin Avenue, thence running along the eastern right-of-way of Gallatin Avenue with a curve to the right having a radius of 640.89 feet, an arc length of 92.54 feet and a chord bearing and distance of N 12 degrees 36' 53" E 92.46 feet to an iron pin found 1" open top, thence N 16 degrees 03' 07" E 66.91 feet to the point of beginning.

Being the same property conveyed to Winners Real Estate, LLC, a Tennessee limited liability company by Special Warranty Deed dated July 19, 2012 from J&J Properties, a Tennessee general partnership of record in Instrument No. 20120719-0063652, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2018 and subsequent years, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 083 09 0 042 00.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

