Bill Garrett Davidson County
Batch# 102646 DEEDWARR
06/11/2018 09:32:23 AM 3 pgs
Fees: $18.00 Taxes: $1,454.10
20180611-0055559

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Future Rentals, LLC
7645 Old Charlotte Pike
Nashville, TN 37209

SEND TAX BILL TO:
New Owner

MAP/PARCEL 114-00-0-034.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James William Shaw, Jr., a single person, hereafter called the GRANTOR,** have bargained and sold, and by these presents, do transfer and convey unto **Future Rentals, LLC, hereafter called the GRANTEE,** his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Property in Davidson County, Tennessee, described as follows:

Beginning at a PK nail set at the centerline intersection of Old Charlotte Pike (public-no specific width assigned by Metro Public Works) and Sullivan Hollow Rd. (Private, and being the northwest corner of the herein described tract); thence with the centerline of the aforesaid Old Charlotte Pike N 76 deg. 21'18"E a distance of 126.83'; to a PK set thence leaving Old Charlotte Pike and along or near the line of Cecil Ross etux, as recorded at DB 7748 PG 195 RODCTN S 15 deg. 07'21" E, passing an existing iron pin at a distance of 25.00' in all 323.55' to a wooden fence post; thence continuing with Ross and Terry Lee Fisk, etux N 75 deg. 50'30" E a distance of 745.22' to an iron pin found; thence along or near the line of March Thurmond as recorded at instrument No. 20110620-0047035, S 07 deg. 10'02" W a distance of 521.05' to an iron pin found; thence continuing with Thurmond and Vance Waters as recorded at instrument number 20170721-0070483 S 08 deg. 26'52" W a distance of 997.79' to an iron pin found; thence along or near the line of the First United Pentecostal Church of Nashville, Inc. as recorded at Instrument number 20170612-0058586 RODCTN, S 06 deg. 15'18" W a distance of 596.91' to an iron pin found; thence along or near the line of Thomas E. Bianconi the following calls: N 79 deg. 25' 59" W a distance of 159.63' to a concrete monument found; thence S 09 deg. 05'06" W a distance of 1056.39'; thence along or near the line of B.B. Doubleday as recorded at DB 4685 PG 222 the following calls: N 85 deg.56'13" W a distance of 196.00' to an iron pin fond; S 05 deg. 35'49" W a distance of 473.00' to an iron pin found; thence along or near the line of Sylvan Meadows LLC as recorded at instrument number 20080520-0051812 RODCTN the following calls: N 44 deg. 58'02" W a distance of 216.50' to an iron pin found; thence S 80 deg. 02'23" W a distance of 867.16' to a fence post; thence along a fence N 72 deg. 25'35" W a distance of 237.86' to a fence corner; thence N 12 deg. 43'50" W a distance of 68.38' to a point in the centerline of Sullivan Hollow Rd; thence with said centerline the following calls: N 58 deg. 39'51" E a distance of 84.30'; thence N 28 deg. 23'41" E a distance of 252.72'; thence N 40 deg. 14'22" E a distance of 200.62'; thence N 48 deg. 12'40" E a distance of 141.05'; thence N 57 deg. 22'25" E a distance of 99.31'; thence N 11 deg. 24'19" E a distance of 236.73'; thence N 16 deg. 05'40" E a distance of 148.13'; thence N 23 deg. 13'24" E a distance of 199.10; thence N 27 deg. 42'25" E a distance of 307.11'; thence N 22 deg. 10'50" E a distance of 172.45'; thence N 20 deg.

02'54" E a distance of 360.07; thence N 21 deg. 40'53" E a distance of 230.92'; thence N 19 deg. 18'17" E a distance of 144.92; thence N 16 deg. 11'55" E a distance of 215.22'; thence N 06 deg. 46'06" E a distance of 102.87'; thence N 14 deg. 29'29" W a distance of 67.91'; thence N 05 deg. 31'55" E a distance of 255.30'; to the point of beginning, and containing 96.45 acres.

Being the same property conveyed to James William Shaw, Jr. by Deed of Partition between Tenants in Common deed from Allison Larue Shaw of record in Instrument No. 20180418-0036475, Scriveners Affidavit of record at Instrument No. 20180516-0046538 Register's Office for Davidson County, Tennessee, dated April 5, 2018 and recorded on April 18, 2018.

This is unimproved property known as: **7645 Old Charlotte Pike, Nashville, Tennessee 37209.**

THIS CONVEYANCE is made subject to all taxes, taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, her heirs and assigns, forever; and,

GRANTOR do covenant with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE his heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 4th day of June, 2018.

WITNESS MY HAND on this the 4th day of June, 2018.

James William Shaw, Jr.

STATE OF [redacted] North Carolina
COUNTY OF [redacted] Mecklenburg

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **James William Shaw, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 4th day of June, 2018.

NOTARY PUBLIC Brayan Loor

My Commission Expires: June 19 2021

BRAYAN LOOR NOTARY PUBLIC MECKLENBURG COUNTY, NC

Comm Exp. June 19 2021

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $393,000.00.

AFFIANT

Subscribed and sworn to before me this the 4th day of June, 2018.

NOTARY PUBLIC

My Commission Expires: _____

TAMMY SEXTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires July 13, 2020

File No: 180394