WARRANTY DEED

Bill Garrett Davidson County
Batch# 104328 DEEDWARR
06/14/2018 08:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20180614-0057021

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $500,000.00.

Affiant

Subscribed and sworn to before me this 8th day of June, 2018

Notary Public
My Commission expires: 5-3-2021
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
112 Gallatin Pike LLC	Same	**042-16-0-107.00 & 042-16-0-226.00**
3102A Wellington Avenue		
Nashville, TN 37212-3232		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Jerry Harlan and wife, Wanda Harlan**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **112 Gallatin Pike LLC, a Tennessee Limited Liability Company,** their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

TRACT 1: MAP & PARCEL 042-16-0-107.00

Being the southerly part of land in the 11th Civil District of Davidson County, Tennessee, conveyed by Mrs. Alba Alice Draper to Walton Draper by deed of record in Book 2089, Page 397, Register's Office for Davidson County, Tennessee, said southern part of said tract is described as follows:

Beginning at the southeast corner of the tract of land conveyed by Mr. Alba Alice Draper to Walton Draper, as aforesaid, thence in a westerly direction with the south boundary line of said tract 300 feet to the southwest corner of said tract; thence north, parallel to the center of the Gallatin Road, and along the west boundary line of said tract, 40 feet to a point in said boundary line; thence easterly parallel to the south boundary line of said tract, 300 feet to the center of the Gallatin Road, thence southerly with said center line of the Gallatin Road 40 feet to the point of beginning.

The tract herein conveyed fronting 40 feet on the westerly side of Gallatin Road has been a store house erected on the portion fronting on said Gallatin Road.

Appurtenant to the above described tract an easement is hereby granted for a driveway 12 feet wide, running from the rear of the tract herein conveyed along the west boundary line of the tract conveyed by Mr. Alba Alice Draper to Walton Draper northerly approximately 160 feet across said tract to the Old Hickory Boulevard.

TRACT 2: MAP & PARCEL 042-16-0-226.00

Land in the 11th Civil District of Davidson County, Tennessee, described partly, according to a survey made by Harvey Gee, Surveyor, dated March 22, 1959, as follows:

Beginning on the westerly margin of Gallatin Road at the northwest corner of the property conveyed to Walton Young Draper and Beverage Young Draper by deed from Walton Draper and wife, of record in Book 2247, Page 472, Register's Office for said County; thence with said Draper's northern boundary line, North 86 deg. 53 min. West 101.1 feet; thence North 11 deg. 34 min. East 52.36 feet; thence eastwardly 100 feet, more or less, to the westerly margin of Gallatin Road; thence with the same, South 11 deg. 34 min. West 37.5 feet to the beginning.

Being the same property conveyed to Scott Rudolph and wife, Cherie Rudolph from W. Y. Draper and Mary M. Warner, 1/2 undivided interest and Kenneth C. Geske and wife, Kathleen A. Geske, 1/2 undivided interest by Warranty Deed on August 1, 1997, of record in Book 10555, Page 276, Register's Office for Davidson County, Tennessee. Further conveyed to Jerry Harlan and wife, Wanda Harlan from Scott Rudolph and wife, Cherie Rudolph by Quitclaim Deed on April 11, 2002, of record in Instrument Number 20020412-0045533, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 in the estimated amount of $4,054.81, for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 04216010700, which are not due until 10/1/2018.
- Taxes and assessments for the year 2018 in the estimated amount of $721.86, for County and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 04216022600, which are not due until 10/1/2018.
- Any inaccuracy in the area, square footage, or acreage of land described in Schedule A or attached plat, if any. The Company does not insure the area, square footage, or acreage of the land.

This is improved property known as: **112 Gallatin Pike, Nashville, TN 37115**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 June 8, 2018.

Jerry Harlan

Jerry Harlan

Wanda Harlan

Wanda Harlan

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Jerry Harlan and wife, Wanda Harlan** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 8, 2018

My commission expires 5-3-2021

Julie Coone

Notary Public

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, **Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-3-2021

JULIE COONE
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.