Bill Garrett Davidson County
Batch# 115967 DEEDWARR
07/13/2018 09:51:30 AM 2 pgs
Fees: $13.00 Taxes: $647.50
20180713-0068016

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF June, 2018.

Notary Public

MY COMMISSION EXPIRES: 3/8/2021

(AFFIX SEAL)

DELLANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400, Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
5916 Morrow Holding Co, LLC	Legends Bank	09106002300
(NAME) 5916 Morrow Rd.	(NAME) PO Box 1006	
(ADDRESS) Nashville TN 37209	(ADDRESS) Clarksville TN 37041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT HR Properties of Tennessee, GP, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO 5916 Morrow Holding Co, LLC, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Number 1 (erroneously referred to as Lot 2 on the Deed found in Instrument No. 20060707-0081818) on the Preliminary Plan of Morrow Road Subdivision, not of record, described according to a survey made by W.W. Turner Company, Engineers, dated August 7, 1947 as follows:

Beginning at a point on the Northernly margin of Morrow Road, south 58 degrees 15 minutes east 55.5 feet to the common corners of lots number 1 and 2; thence northwardly 125 feet to a point in the southerly margin of an alley; thence with the Southerly margin of said alley north 58 degrees 15 minutes west 55.5 feet to an iron pin in the easterly margin of said 60th Avenue; south 31 degrees 45 minutes west 125 feet to the beginning.

Being the same property conveyed to HR Properties of Tennessee, by Warranty Deed from Ikerd Consulting, LLC, recorded on May 24, 2016, of record in Instrument No. 20160524-0051968, Register's Office for Davidson County, Tennessee.

This is improved property known as 5916 Morrow Rd., Nashville, TN 37209.

SEE EXHIBIT A FOR ADDITIONAL PARCEL

HR relinquishes all rights to Architectural Designs Related to the site.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations

This is:						
Improved	property, known as	5916 Morrow Rd.	Nashville	TN	37209	
		(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, unless otherwise herein set out; 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 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 our hands 06/28/18.

HR Properties of Tennessee, GP

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Scott Haley, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Authorized Agent of HR Properties of Tennessee, a General Partnership, the within named bargainor, and he as such Authorized Agent being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of HR Properties of Tennessee, by himself as Authorized Agent.

Witness my hand and official seal at Nashville, Tennessee, this 28th day of June, 2018.

Notary Public
My Commission Expires: 3-8-2021

DELANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

True Copy Certification

I, Delana Lowhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered 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, S Thompson, a notary public for this county and state, Delana Lowhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19