WARRANTY DEED

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of July, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

File # 132524

THIS INSTRUMENT WAS PREPARED BY

Return to: Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
PIE, LLC	NEW OWNER	11914020000 and 11914035400
(NAME)	(NAME)	
1604 Stonewater Dr.		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Bill Garrett Davidson County
Batch# 119258 **DEEDWARR**
07/23/2018 01:06:00 PM 2 pgs
Fees: $13.00 Taxes: $8,880.00

20180723-0071518

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Mitchell D. Whitson,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **PIE, LLC,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being a tract of land in Davidson County, Tennessee, fronting on portions of Tuggle Avenue and Morton Avenue, bounded on the north by Tuggle Trail Subdivision and C. Vance Hickerson's addition to Tuggle Heights, on the east by Kingswood Kastle Subdivision and on the west by Tuggle Heights Subdivision, more particularly described as follows:

Beginning at a concrete monument, the southeast corner of C. Vance Hickerson's addition to Tuggle Heights, as of record in Plat Book 1835, Page 105; thence with the westerly boundary of Kingswood Kastle, second revision, as of record in Plat Book 4955, Page 25, S 02° 23' 56" W, 624.21 feet to an iron pin;

thence, S 73° 03' 33" W, 17.80 feet to an iron pin;
thence, S 62° 30' 33" W, 56.80 feet to an iron pin;
thence, S 54° 05' 33" W, 42.12 feet to an iron pin;
thence, N 87° 46' 27" W, 165.01 feet to an iron pin on the northerly margin of Morton Avenue;

thence, with a portion of the easterly terminus of Morton Avenue (10 feet) and a portion of the easterly boundary of Tuggle Heights Subdivision, as of record in Plat Book 1130, Page 90, the following: N 02° 30' 25" E, 332 58 feet to an iron pin, N 05° 53' 03" W, 352.88 feet to an iron pin;

Thence, with the southerly boundary of Lot 1, Tuggle Trail Subdivision, as of record in Plat Book 4350, page 51, S 88° 39' 50" E, 52.60 feet to an iron pin:

thence, N 02° 41' 09" E, 2.50 feet to a concrete monument;

thence, with the southerly boundary of C. Vance Hickerson's addition to Tuggle Heights which includes the southerly terminus of Ruggle Avenue (50 feet), S 87° 33' 08" E, 261.71 feet to the point of beginning.

Being the same property conveyed to Mitchell D. Whitson, by deed of record in Instrument No. 20090402-0029628 , Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 3004 and - 3010 Tuggle Ave., Nashville, TN 37211
(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 my/our hands this 6th day of July, 2018.

X _____
Mitchell D. Whitson

State of Tennessee
County of Davidson

Personally appeared before me Mitchell D. Whitson, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 6th day of July, 2018.

_____
Notary Public
My Commission Expires: 1-20-19

File No.: 18254

STATE OF TENNESSEE NOTARY PUBLIC