THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180616707

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $749,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of September, 2018.

Notary Public
My Commission Expires: _____

RICHARD LOUIS RIECK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

Karen Y Johnson Davidson County
Batch# 138422 DEEDWARR
09/10/2018 01:57:26 PM 3 pgs
Fees: $18.00 Taxes: $2,771.30
20180910-0089577

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
American Legion Post 88 P.O. Box 140323 Nashville, TN 37214	New Owner	Tax Parcel ID No. 096-05-188.00

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, **Renee Gentry Gill and Herbert D. Gentry, Jr.,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **American Legion Post 88, A Tennessee Nonprofit Corporation** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in the 3rd Civil District of Davidson County, Tennessee, described according to a survey made by J.R. Wauford & Co. dated June 6, 1966 as follows:

Beginning at an iron pin being the Northeast corner of the H.D. Gentry property; thence North 4 deg. 05' East 364.27 feet to a stake in the Northern boundary of the subject tract; thence South 88 deg. 22' East 653.40 feet to an iron pin corner post; thence South 56 deg. 49' West 696.33 feet to a hub and tack; thence North 33 deg. 12' West 22.03 feet to a monument; thence South 56 deg. 48' West 60.08 feet to a monument; thence North 33 deg. 44' West 61.17 feet to the point of beginning and containing 3.43 acres more or less.

Being the same property conveyed by Executor's Quitclaim Deed from Renee Gentry Gill, Executrix of the Estate of Herbert D. Gentry, Deceased to Renee Gentry Gill and Herbert D. Gentry, Jr. as recorded on the 17th day of December, 1992 in Deed Book 8816, Page 383 and Installment Deed from Horace J. Waldrop and wife, Christine J. Waldrop to Herbert D. Gentry and wife, Agnes C. Genrty, as recorded on the 9th day of January, 1970 in Deed Book 4390, Page 724, in the Register's Office of Davidson County, Tennessee.
Said property was never the martial residence of grantors.
The above described description being the same as property described in survey prepared by David B. Smith, Tn RLS # 1409 with DBS and Associates Engineering dated June 27, 2018, and being more particularly described as follows:

Being a parcel of land in the 15th Council District of Davidson County Tennessee, said parcel being recorded in Deed Book 8816, Page 383, as recorded in the Register of Deeds Office for Davidson County Tennessee (R.O.D.C.T), said property being generally located south of Colonial Circle, east of Donelson Pike, north of and adjacent to McCampbell Avenue and is more particularly described as follows;

Beginning at an iron pin set in the north right of way of McCampbell Avenue, said iron pin being the southeast corner of the Liddle Commercial Properties, LLC, (Inst. No. 20081024-0106546, R.O.D.C.T.), said pin also being the southwest corner of herein described tract and having Tennessee State Plane Coordinates of Northing 665720.51, Easting 1773180.23;

Thence leaving said McCampbell Avenue and with the east line of said Liddell Commercial Properties, LLC, North 25°42'09" West, 215.07 feet to an iron pin set, said pin being the northeast corner of said Liddle Commercial Properties, LLC,;

Thence South 87°51'41" West, 100.80 feet to a 5/8" iron pin found, said pin being the northwest corner of said Liddle Commercial Properties, LLC, said pin also being in the east line of the Wilson Bank & Trust Property, (Inst, No. 20050922-0114183);

Thence leaving said Liddle Commercial Properties, LLC, and with said Wilson Bank & Trust Property and the Haggard Property, (DB. 1191, Page 738), North 10°01'41" East, 215.72 feet to an iron pin set, said pin being the northeast corner of said Haggard Property, said pin also being in the south line of the TnAlf Holdings, LLC Property, (Inst. No. 20160120-0005513), said pin also being the northwest of herein described tract and having a Northing of 666122.97, an Easting of 1773023.79;

Thence leaving said Haggard Property, South 82°59'10" East, 594.36 feet to a "T" Post, said Post being the northeast corner of said herein described tract;

Thence South 26°44'25" East, 89.82 feet to a "T" Post found in the north right of way of said McCampbell Avenue, said post being the southeast corner of said herein tract described;

Thence with said McCampbell Avenue, South 62°26'09" West, 395.11 feet to an iron pin set;

Thence continuing with said McCampbell Avenue and on a curve to the left having a radius of 2865.00 feet, a delta of 02°48'38", a chord bearing of South 61°36'10" West, for a chord distance of 140.54 feet to the point of beginning and containing 150,833.948 Sq. Ft. or 3.462 acres more or less.

Subject to any conveyances, restrictions, covenants, easements and right of ways both of and not of record.

A portion of the subject property being conveyed by Deed recorded in Deed Book 8816, Page 387, Register's Office for Davidson County, Tennessee. Said Deed derives through Deeds at Deed Book 4429, Page 185 and Deed Book 4427, Page 936, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Easement of record in Book 1174, Page 648 in the Register's Office of Davidson County, Tennessee.

Easement of record in Book 2487, Page 533 in the Register's Office of Davidson County, Tennessee.

This is improved property located at 2717 McCampbell Avenue Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said

real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 6th day of September, 2018.

Renee Gentry Gill

Herbert D. Gentry, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Renee Gentry Gill and Herbert D. Gentry, Jr., with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of September, 2018.

Notary Public

My Commission Expires: _____

