G#31263-2

BOX #14

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 144721 DEEDWARR
09/25/2018 10:16:11 AM 3 pgs
Fees: $18.00 Taxes: $925.00

20180925-0094810

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$250,000.00.**

Kathy Goodson
Affiant

Subscribed and sworn to before me, this the 24th day of September, 2018.

Notary Public

My commission expires: 4/8/21

(AFFIX SEAL)

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Regional Holdings, LLC	**"New Owner"**	**07107017500**
P. O. Box 707		
Clarksville, TN 37041-0707		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Jeffery Ray Dick, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Regional Holdings, LLC, a Tennessee limited liability company

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:

LAND in Davidson County, Tennessee, being the West 80 feet of Lot No. 23 on the Revised Plan of I. D. Luton's Addition, as of record in Book 547, Page 19, revising Plat Book 421, Page 47, Register's Office for Davidson County, Tennessee.

SAID part of said Lot fronts 80 feet on the South side of Trinity Road or Lane and runs back between lines 277 feet, more or less, along the East margin of Luton's Street (20 foot street) to a dead line in the rear and measures 91 feet, more or less, thereon. Said Lot is all of the land lying between said Luton Street and J. Martin Griffin's property.

INCLUDED in the above description but expressly EXCLUDED from this conveyance is that certain tract or parcel of land conveyed to Davidson County, Tennessee, by Right-of-Way Deed of record in Book 1835, Page 195, said Register's Office, and described as follows:

A strip of land 80 feet in length, containing .02 acres, more or less, and more particularly described as follows:

A strip of land form Station 83 - 62 to Station 84 - 42, average width 12 feet, extending 30 feet on the left of the center line.

FURTHER INCLUDED in the above description but expressly EXCLUDED from this conveyance is that certain tract or parcel of land conveyed as a right-of-way to The Metropolitan Government of Nashville and Davidson County as set out in the Agreed Final Order of record in Book 6259, Page 423, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEING a part of the West part of the South part of Lot No. 23 on the Revised Plan of I. D. Luton's Addition, as of record in Book 547, Page 19, Register's Office for Davidson County, Tennessee.

BEGINNING at a point, being the northeastern corner of property belonging to W. W. Wayman, et ux, said point being common corner to Parcel 176 of Map 71-7, as recorded in Book 1296, Page 55, of the Register's Office for Davidson County, Tennessee; thence, westerly along the existing southern right-of-way line of East Trinity Lane, 80.0 feet, more or less, to a point; said point being the southeastern corner of Luton Street and East Trinity Lane intersection; thence, southwesterly along the existing eastern right-of-way line of Luton Street, 33.3 feet, more or less, to a point; thence, northeasterly, with a curve to the right, of radius 30.0 feet, for 45.37 feet, to a point; thence, easterly in a straight line for 52.02 feet, more or less, to a point on the common property line of Parcels 175 and 176 of Map 71-7; thence, northerly along the common property line for 5.0 feet, to the point of BEGINNING and containing therein an area of 569.09 square feet, more or less.

BEING all of the same property conveyed to W. W. Wayman and wife, Effie K. Wayman, by Installment Deed dated March 28, 1946, from S. H. Wilhoite and wife, Winnie O. Wilhoite, of record in Book 1383, Page 276, Register's Office for Davidson County, Tennessee. The said W. W. Wayman, also known as Woodrow Wilson Wayman, died on January 23, 1994, leaving Effie K. Wayman as the surviving tenant by the entirety. The said Effie K. Wayman, also known as Effice C. Wayman, died on April 17, 2000. The said property was devised to Leilani Lee Wayman Lassiter by The Last Will and Testament of Effie C. Wayman of record in Will Book 235, Page 223, and Docket No. OOP-807, Probate Court Clerk's Office for said County, and of record in Instrument No. 20000918-0092303, said Register's Office. The said property was further conveyed to Jeffrey Jay Dick by Quitclaim Deed dated October 28, 2010, from Leilani W. Lassiter, of record in Instrument No. 20101130-0095006 and Affidavit of Scrivener's Error dated September 24, 2018, of record in Instrument No. 20180925-0094809, said Register's Office.

JEFFERY RAY DICK AND JEFFREY RAY DICK BEING ONE AND THE SAME PERSON.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS AND CONVEYANCES OF RECORD.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 547, Page 19, revising Plat Book 421, Page 47, Register's Office for Davidson County, Tennessee;

2) Right-of-Way Agreement for Public Roads of record in Book 1681, Page 96, Register's Office for Davidson County, Tennessee;

3) Right-of-Way Deed to Davidson County, Tennessee, of record in Book 1835, Page 195, Register's Office for Davidson County, Tennessee;

4) Temporary Easement and Right-of-Way to The Metropolitan Government of Nashville and Davidson County, Tennessee, as set out in the Agreed Final Order of record in Book 6259, Page 423, said Register's Office; and,

5) Taxes for the current year which have been prorated between the parties and paid by the Grantor herein, and the subsequent years, not yet due and payable.

This is improved property, known as: **108 East Trinity Lane, Nashville, TN 37207**.

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 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 hand(s) this **24th** day of **September, 2018.**

Jeffery Ray Dick

Jeffery Ray Dick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jeffery Ray Dick,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **24th** day of **September, 2018.**

Notary Public

My Commission Expires: 11/8/21

