Karen Y Johnson Davidson County
Batch# 145094 DEEDWARRSP
09/25/2018 02:19:31 PM 2 pgs
Fees: $13.00 Taxes: $2,643.65
20180925-0095029

THIS INSTRUMENT PREPARED BY:
Quinn, Connor, Weaver, Davies, & Rouco LLP
3516 Covington Highway
Decatur, GA 30032

Address New Owner: Southeastern Carpenters Regional Council
3710 Executive Center Drive, Suite A
Augusta, GA 30907

Send Tax Bills to: New Owner

Map and Parcel: 95-16 5

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **TENNESSEE CARPENTERS REGIONAL COUNCIL**, (the "Grantor"), has bargained and sold, and by these presents do transfer and convey unto **SOUTHEASTERN CARPENTERS REGIONAL COUNCIL** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, being more particularly described as follows, to wit:

A parcel of land situated Davidson County, Tennessee, said parcel being Lot No. 31 as shown on the Plan of Lakeland, of record in Plat Book 2133, Page 15, Register's Office for Davidson County, Tennessee, and being more particularly described by metes and bounds as follows:

Being at a point situated in the westerly margin of Emery Drive, said point marking the corner of Lots Nos. 31 and 32, as shown on the Plan of Lakeland; thence along said Road, around a curve to the left, having a central angle of 02 deg. 54′ 00″, a radius of 1,025.00 feet, a total length of 51.90 feet, to a point; thence South 03 deg. 54′ 00″ West, a distance of 118.20 feet, to a point; thence around a curve to the right, having a central angle of 88 deg. 32′ 00″, a radius of 25.00 feet, a total length of 38.63 feet, to a point situated in the northerly margin of Elm Hill Pike; thence along said Road, North 87 deg. 34′ 00″ West, a distance of 177.00 feet, to a point; thence leaving said Road, North 02 deg. 26′ 00″ East, a distance of 210.00 feet, to a point; thence along the common line between Lots Nos. 31 and 32, South 83 deg. 15′ 23″ East, a distance of 208.25 fee, to the point of beginning and containing 0.944 acre of land, more or less.
Grantor's Source of Title 20010726-0079598
This is property with a common address of 2544 Elm Hill Pike, Nashville, TN 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Taxes for the current year and all subsequent years, taxes for said current year being prorated and payment of same being assumed by the Grantee; (2) The plan of record in Book 2133, Page 15, said Register's Office, and all matters there; (3) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4896, Page 37, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interests thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that same is unencumbered except as set forth herein.

And Grantor does further covenant and bind itself, its representative, successor and assigns, to warrant specially and forever defend the title to said Property to the said grantee, its successor and assigns against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth above.)

When necessary for proper construction, the singular shall include the plural and plural shall include the singular, and the reference to any gender shall apply to the appropriate gender as the context requires.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 25 day of September, 2018.

TENNESSEE CARPENTERS REGIONAL COUNCIL

By: _____

MICHELLE B. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a notary public in and for the said county and state, personally appeared, Michael Boner, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who upon oath acknowledge himself to be the Executive Secretary of TENNESSEE CARPENTERS REGIONAL COUNCIL, the within named Grantor, and that he is the Executive Secretary executed the foregoing instruction for the purpose therein contained, by signing the name of the corporation by himself as Executive Secretary

Witness my hand and official seal at office, this 25 day of September, 2018.

_____
Notary Public
My Commission Expires: Jan 8, 2019

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $714,500.00.

_____ Executive Treasurer Carpenters Regional Council
Affiant

Subscribed and sworn before me this the 25 day of September, 2018.

_____
Notary Public
My Commission Expires: Jan 8, 2019

MICHELLE B. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON