Karen Y Johnson Davidson County
Batch# 146204 DEEDWARR
09/27/2018 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $860.25
20180927-0096016

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 4-10-22
(AFFIX SEAL)

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES APRIL 10, 2022

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: ARK180353TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Metropolitan Construction, LLC, a Tennessee limited liability company	Metropolitan Construction, LLC, a Tennessee limited liability company	
(NAME) 465 Beauchamp Circle	(NAME) 465 Beauchamp Circle	091-06-0-024.00
(ADDRESS) Franklin, TN 37067-6443	(ADDRESS) Franklin, TN 37067-6443	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Thirty-Two Thousand Five Hundred And No/100 Dollars ($232,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **HICKORY CAPITAL NASHVILLE 1 LLC, a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **METROPOLITAN CONSTRUCTION, 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 Lot Number 2 on the Preliminary Plan of Morrow Road Subdivision, not of record described according to survey made by W.W. Turner Company, Engineers, August 7, 1947, as follows:

Beginning on the Northerly margin of Morrow Road at the Southeast corner of the property conveyed to Charles F. Fann and wife, by deed from John W. McDougal, Trustee, et al, of record in Book 1677, Page 415, Register's Office for said county, said point also being the corner of Lot Numbers 1 and 2 on the said unrecorded plan; thence with the line between said two lots Northwardly 125 feet to the Northeast corner of Lot Number 1; thence Eastwardly 55.5 feet to the Northwest corner of Lot Number 3 on said unrecorded plan; thence with the line between Lots 2 and 3 Southwardly 125 feet to the Northeast margin of Morrow Road; thence with the same Westwardly 55.5 feet to the point of beginning.

Being the same property conveyed to Hickory Capital Nashville 1 LLC, a Tennessee limited liability company by warranty deed from Thomas Patrick McHugh, Jr., unmarried of record in Instrument No. 20180912-0090551 Register's Office for Davidson County, Tennessee, dated 03/30/2018 and recorded on 09/12/2018

Being the same property conveyed to Thomas Patrick McHugh, Jr., unmarried by warranty deed from Robert Dolan and wife, Bonnie H. Dolan of record in Instrument No. 20100518-0038401 Register's Office for Davidson County, Tennessee, dated 05/14/2010 and recorded on 05/18/2010.

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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Hickory Capital Nashville 1 LLC this 18 day of September, 2018.

Hickory Capital Nashville 1 LLC

BY: Hickory Capital Investments, LLC, Managing Member

BY: _____
Graham Nichols, Partner

STATE OF TENNESSEE
COUNTY OF Davidson

I, Danielle Chandler, a Notary Public for the said County and State, do hereby certify that Graham Nichols personally appeared before me this day and acknowledged that (s)he, as partner of Hickory Capital Investments, LLC, the Managing Member of Hickory Capital Nashville 1, LLC, and that (s)he, as partner being authorized to do so, executed the foregoing on behalf of the Corporation.

Witness my hand and official seal at Davidson County, Tennessee this 18 day of September, 2018.

Commission Expires: _____

_____
Notary Public

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
APRIL 10, 2022

True Copy Certification

I, Matthew Phelan, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Danielle Chandler, a notary public for this county and state, Matthew Phelan who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires 4-10-22

Notary Seal

DANIELLE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
APRIL 10, 2022