Karen Y Johnson Davidson County
Batch# 149378 DEEDWARR
10/05/2018 09:18:50 AM 3 pgs
Fees: $18.00 Taxes: $980.50
20181005-0098991

This Instrument Prepared By
Murfree & Goodman, PLLC, Attorneys
805 S. Church Street, Suite 21
Murfreesboro, Tennessee 37130
From information furnished by the parties

Name and Address of New Owner:

Chris C. Pardue, Trustee of the
Brittany Pardue 2010 Investment
Services Trust U/A dated August 5, 2010
P.O. Box 158247
Nashville, TN 37215-8247

Send Tax Bills To:

SAME

Tax Map and Parcels:
Parcel 1: 08700003200
Parcel 2: 08700018900

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FOR AND IN THE CONSIDERATION of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **THOMAS PAIGE ZANETIS,** has this day bargained and sold and does hereby transfer and convey unto **CHRIS C. PARDUE, TRUSTEE**, of the Brittany Pardue 2010 Investment Services Trust U/A dated August 5, 2010, its successors and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

Parcel 1:

BEGINNING at a point on the northerly margin of Central Pike, at the south east corner of Galbreath & Zanetis Tract (Book 5884, Page 737), and also being the southwesternmost corner of the herein described tract; thence from the beginning point north 25 degrees 28 minutes west 425.0 feet to an iron pin; thence South 64 degrees 32 minutes west 170.0 feet to an iron pin; thence North 25 degrees 28 minutes west 200.0 feet to an iron pin; thence north 63 degrees 57 minutes east 390.0 feet to a point; thence South 25 degrees 28 minutes East 204.0 feet to a point; thence South 64 degrees 32 minutes West 170.0 feet to a point; thence South 25 degrees 28 minutes West 425.00 feet to a point; thence South 64 degrees 32 minutes West 50.0 feet to a point, being the point of beginning.

Being the same property conveyed to Thomas Paige Zanetis by Quitclaim Deed dated January 3, 1992 from Alexander W. Zanetis and wife, Thelma Zanetis, as of record in Book 8522, page 64, Register's Office for Davidson County, Tennessee.

This is improved property known as 4211 Central Pike, Hermitage, TN 37076

Parcel 2:

A tract of land in 4th Civil Dist. of Davidson County, Tennessee, and described according to a survey of John D. McCormick dated May 24, 1995, as follows:

Beginning at an iron pin in the present Northwest corner of the Thomas Paige Zanetis property, of record Deed Bk. 8522, page 64, RODC; thence S. 63° 57' W. 50 feet to an iron pin at the northeast corner of the New Hope Baptist Church property of record in Deed Bk. 10206, Page 983, RODC; thence S. 25° 28' E. 200 ft.to an iron pin in the easterly boundary property; thence N. 64° 32' E. 50 ft.; of the New Hope Baptist Church property; thence N. 25° 28' W. 200 Ft. to the point of beginning and containing10,000 Sq. Ft. (.23 Ac, more or less).

Being the same property conveyed to Thomas Paige Zanetis by Quitclaim Deed dated September 4, 1998 from William E. Mims and wife, Sandra M. Mims, as of record in Book 11133, page 456, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters of record including restrictions, covenants, easements and setback lines that are applicable to the above-described property, and of record, and to all zoning restrictions of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, its successors and assigns, forever.

I covenant with the said Grantee that I am lawfully seized and possessed of said real estate; that I have a good and lawful right to convey the same and that the same is unencumbered, except the 2018 property taxes which shall be prorated between parties hereto at closing with all subsequent year paid by the grantee.

I further covenant and bind myself, my heirs and representatives, to forever warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS THE HAND OF THE UNDERSIGNED on this the 1st day of October, 2018.

THOMAS PAIGE ZANETIS

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named THOMAS PAIGE ZANETIS, 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 (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND and official seal at my office on this the 1st day of October, 2018.

Notary Public

My commission expires: 06/28/2021

BECKY TONEY PERKINS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $265,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 3rd day of October, 2018.

Notary Public



My commission expires: _____