Karen Y Johnson Davidson County
Batch# 155636 DEEDWARR
11/01/2018 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20181101-0108044

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $1,100,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 31st DAY OF OCTOBER, 2018.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-26-19

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 18-4744B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
125 Tredco Drive, LLC	NEW OWNER	106-09-0-047.00
120 Tredco Drive	120 Tredco Drive	
Nashville, TN 37210	Nashville, TN 37210	

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

DONALD R. GAFFORD

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

125 TREDCO DRIVE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN IMPROVED TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A tract of land in the 6th Councilmanic District, Davidson County, Tennessee. Tract being Lot 2 of the Burns Industrial Subdivision, Section 8, as recorded in Plat Book 4300, Page 13, Register's Office Davidson County, Tennessee, (RODC). Tract being bounded on the east by Lot 3 of the said Burns Industrial Subdivision, Section 8, on the south by the northern Right of Way (ROW) of Tredco Drive, on the west by Lot 1 of the Burns Industrial Subdivision, Section 5, as recorded in Plat Book 3842, Page 207, RODC and on the north by the Michael J. McFarlin tract as recorded in Instrument Number 200808080081929, RODC. Tract being described as follows:

Point of Beginning being an 5/8" iron rod old at the southwestern corner and being on said northern ROW of Tredco Drive. Thence with said northern ROW of Tredco Drive North 85°05'41" West 315.71 feet to a ½" iron rod old; thence with the common line of said Lot 1 North 06°36'19" East 269.69 feet to an iron rod new; thence with the common line of the said the Michael J. McFarlin tract South 85°07'41" East 310.01 feet to a 5/8" iron rod old; thence with the common line of said Lot 3 South 05°27'26" West 269.76 feet to the Point of Beginning. Tract contains 84,325 square feet or 1.94 acres.

Being the same property conveyed to Donald R. Gafford by quitclaim deed from Martin A. Grusin, as Executor of the Estate of Robert V. Gafford of record in Instrument No. 20140108-0002138 Register's Office for Davidson County, Tennessee, dated 12/20/2013 and recorded on 01/08/2014.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

SUBJECT TO ALL MATTERS SHOWN ON THE PLAN OF RECORD IN PLAT BOOK 4300, PAGE 13, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE

This is improved property known as 120 Tredco Drive, Nashville, TN 37210

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 in 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, successors 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 hand on the 30 day of October, 2018.

Donald R. Gafford

STATE OF TENNESSEE

COUNTY OF ~~WILLIAMSON~~ Lewis

Personally appeared before me, a Notary Public of said County and State, DONALD R. GAFFORD, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 30 day of October, 2018.

Notary Public

My Commission Expires: 10-20-20

Terry Keathley
STATE OF TENNESSEE NOTARY PUBLIC
Lewis County, TN

File #: 18-4744B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and the 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 executed and authenticated according to law.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

