Karen Y Johnson Davidson County
Batch# 155792 DEEDWARR
11/01/2018 12:49:30 PM 3 pgs
Fees: $18.00 Taxes: $6,319.60
20181101-0108325

(Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $1,708,000.00 Affiant Subscribed and sworn to before me, this 31st day of October, 2018. Notary Public My commission expires: 12-5-2020 MICHELLE HALE McCLELLAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Bradburn Village Phase 4 Partnership	**New Owner**	**Map/Parcel 164-00-0-064.00**
262 Robert Rose Drive, Suite 300		
Murfreesboro, Tennessee 37129		

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

Aycock Penny, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Bradburn Village Phase 4 Partnership, a Tennessee general partnership comprised of John D. Floyd and Austin B. Pennington

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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 Tract No. 1 as shown on an unrecorded survey made October 5, 1970, by C. K. McLemore, Surveyor, described as follows:

Said tract lies wholly within the 2nd Civil District, Davidson County, Tennessee, and is bound in general by Painter on the east, Estes on the south, Adkins on the west, and Hamilton Church Road on the north;

Beginning at an iron post in the southern margin of Hamilton Church Road at the northwest corner of Painter as described in Deed Book 3571, Page 355, Register's Office for Davidson County, Tennessee, thence with Painter's west fence line, South 1 deg. 15' East 1178 feet to the north line of Estes, thence with his north fence line, North 87 deg. 45' West 845.3 feet to an iron post; thence a new staked line, North 9 deg. 15' East 1281 feet to the South margin of Hamilton Church Road; thence with said South margin, South 61 deg. 10' East 25.9 feet; South 65 deg. 15' East 80 feet; South 71 deg. East 80 feet; South 77 deg. 5' East 100 feet; and South 83 deg. 30' East 348.2 feet to the point of beginning.

Being the same property conveyed to Aycock Penny, LLC, a Tennessee limited liability company, by Warranty Deed, from Dean R. Allen, an unmarried man, dated February 8, 2017, of record in Instrument No. 20170213-0014783, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantee.
Greenbelt App. of record in Instrument No. 20140722-0065109 and Instrument No. 20171128-0121396- May be subject to rollback tax, Register's Office for DAVIDSON County, Tennessee.

Order and Easement of record in Instrument No. 20090619-0057110, Register's Office for DAVIDSON County, Tennessee.
This is improved property known as 3461 Hamilton Church Road, Nashville, TN 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE 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 31st day of October, 2018.

Aycock Penny, LLC

By: John D. Weaver, Agent

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared John D. Weaver, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Agent (or other officer authorized to execute the instrument) of Aycock Penny, LLC, the within named bargainor, a Tennessee limited liability company, and that he as such Agent, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself as Agent.

Witness my hand, at office, this 31st day of October, 2018.

Notary Public

My Commission Expires: 11-23-20

A. SCOTT HUBBARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **180003SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, do hereby make oath that I am a licensed attorney and/or 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Amy T. Nelson, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 11/10/2019

Amy T. Nelson

AMY T. NELSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN