Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court S-202
Hendersonville, TN 37075
HV18-0806

Karen Y Johnson Davidson County
Batch# 156800 **DEEDWARR**
11/05/2018 12:57:12 PM 2 pgs
Fees: $13.00 Taxes: $2,775.00

20181105-0109543

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of October, 2018

Notary Public

Commission Expires: 11/20/18

KAYLA R. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC MACON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Wynn Davidson Holdings, LLC 3180 Millington Rd. Memphis, TN 38120	New Owner	083-10-0-123.00

WARRANTY DEED

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, I/WE,

Jacob Adcock and Fred Howell

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Wynn Davidson Holdings, 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 more particularly described as follows:

BEGINNING at an iron rod found in the eastern right of way of Bushnell Street, said point being the southwest corner of the herein described tract and the northwest corner of Lots 53 and 54 on the plan of McEwen Place as described in Plat Book 332 Page 133 RODC; Thence, with said right of way, North 07 degrees 45 minutes 18 seconds East, 61.02 feet to an iron rod found at the southwest corner of Lot 50; Thence, with Lot 50's south line, South 83 degrees 26 minutes 56 seconds East, 139.06 feet to an iron rod found in the western right of way of Nineteenth Street; Thence, with said right of way, South 06 degrees 39 minutes 02 seconds West, 59.49 feet to an agreed upon corner between Lots 52 and 53; Thence, with said new line, North 84 degrees 04 minutes 09 seconds West, 140.25 feet to the point of beginning and containing 8,413 Square Feet or 0.193 Acres, according to survey of Belle Land Surveying Company, Inc. as recorded in the Boundary Line Settlement and Release Agreement in Instrument No. 20180523-0049593, Register's Office for Davidson County, Tennessee.

BEING the same property previously conveyed to Danny Bostic and wife, Christina Bostic, by Quitclaim Deed from Christina A. Bostic, dated 1/28/03 and recorded 2/10/03 in

Instrument No. 20030210-0017785; and being the same property previously conveyed to Christina A. Bostic, by Warranty Deed from Jeffrey S. Brock, dated 6/11/93 and recorded 6/15/93 in Book 8982, Page 408, in the Register's Office of Davidson County, Tennessee.

FURTHER BEING the same property conveyed to Jacob Adcock and Fred Howell, by Warranty Deed from Danny Bostic and Christina Bostic, dated 3/20/17 and recorded 3/21/17 in Instrument No. 20170321-0027319, in the Register's Office of Davidson County, Tennessee.

The above referenced property is not the primary residence of the Grantors.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 411 Bushnell Street, Nashville, TN 37206

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 31st day of October, 2018.

Jacob Adcock

Fred Howell

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jacob Adcock and Fred Howell** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 31st day of October, 2018.

Notary Public
My Commission Expires: 11/20/18

(Notary Seal)

