WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 157135 **DEEDWARR**
11/06/2018 02:29:29 PM 3 pgs
Fees: $18.00 Taxes: $3,700.00

20181106-0110041

File No. RW0004416

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of November, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/20/19

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
301 Ben Allen, LLC	Same as New Owner	061-00-0-017.00 and 061-00-0-084.00
(NAME) 6100 Tower Circle, Ste. 200	(NAME)	
(ADDRESS) Franklin, TN 37067-1465	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **James T. Ralph and Connie J. Ezell-Ralph, husband and wife,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **301 Ben Allen, LLC, a Tennessee limited liability company,** 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:

Tract I:

Land in Davidson County, Tennessee, being described as follows:

A tract of land being Number Eleven as described according to a survey, as follows: Beginning at an iron pin set in the northeasterly R.O.W. of Ben Allen Road, said pin being located 175.43 ft. as measured in an easterly direction along said R.O.W., from the intersection of said R.O.W. with the west boundary of Tract 1, as shown in the deed to David Hugh Thompson as of record in Book 2803, Page 559, R.O.D.C., Tennessee proceeding as follows: Thence leaving said R.O.W., North 05 deg. 07'38" East, a distance of 682.62 ft. to an iron pin; thence South 89 deg. 26'36" East, a distance of 185.63 ft. to an iron pin; thence South 00 deg. 07'27" West, a distance of 200.00 ft. to an iron pin; thence South 89 deg. 52'33" East, a distance of 31.00 ft. to an iron pin; thence South 00 deg. 07'27" West, a distance of 315.00 ft. to an iron pin; thence South 89 deg. 52'33" East, a distance of 86.80 ft. to an iron pin; thence South 10 deg. 41'11" East, 370.67 ft. to an iron pin; thence South 37 deg. 55'57" West, a distance of 182.54 feet to an iron pin set in said R.O.W. of Ben Allen Road; thence with said R.O.W., North 52 deg. 04'03" West, a distance of 342.74 ft. to an iron pin; thence in a westerly direction with a curve to the left having a radius of 576.17 ft. an arc distance of 60.65 ft. to the beginning and containing 5.686 acres, more or less, according to a survey by Barry Greer and Associates, 2103 Windsor Place, Mt. Juliet, Tennessee, License Number 211.

Being the same property conveyed to James T. Ralph and Connie J. Ezell-Ralph, husband and wife, by Quitclaim Deed from James T. Ralph, married joined by Connie J. Ezell-Ralph dated February 18, 2011 and recorded March 7, 2011 in Instrument No. 20110307-0017849, Register's Office of Davidson County, Tennessee.

Tract II:

Land in Davidson County, Tennessee, being Tract Number One, described as follows:

Beginning at an iron pin by a fence post in the north R.O.W. of Ben Allen Road, said point being the southwest corner of Tract One, of the property conveyed to David Hugh Thompson, by deed of record in Book 2803, Page 559, Register's Office for Davidson County, Tennessee, and being the southeast corner of the property conveyed to W. H. Hendrickson by deed of record in Book 5365, Page 886, R.O.D.C., TN and proceeding as follows: With the East line of said Hendrickson, passing the northeast corner thereof, and continuing with the east line of the property conveyed to Raymond M. Pegram, by deed of record in Book 6740, Page 682, R.O.D.C., TN, passing the northeast corner thereof, thence with the east line of the property conveyed to Plumbers and Pipefitters Corporation, as of record in Book 5824, Page 701, R.O.D.C., TN, North 09 deg. 32'35" East, a distance of 714.13' to a corner post; thence with the south lien of the property conveyed to Zola Bailey, by deed of record in Book 2813, Page 262, R.O.D.C., TN, South 81 deg. 14' 03" East, a distance of 399.88' to an iron pin;

thence, continuing with said Bailey, South 80 deg. 46'00" East, a distance of 166.65' to an iron pin; thence, leaving the line of said Bailey, and severing the land of said Thompson, South 05 deg. 30'08" West, a distance of 424.73' to an iron pin; thence North 89 deg. 52'33' West, a distance of 200.00' to an iron pin; thence North 00 deg. 07'27" East, a distance of 215.00' to an iron pin; thence North 89 deg. 52'33' West, a distance of 31.00' to an iron pin; thence North 00 deg. 07'27" East, a distance of 200.00' to an iron pin;

thence North 89 deg. 26'36' West, a distance of 185.63' to an iron pin; thence South 05 deg. 07'38" West, a distance of 682.62 feet to an iron pin set, in said North R.O.W. of Ben Allen Road; thence with said R.O.W. in a westerly direction, with a curve to the left having a radius of 576.17', an arc distance of 175.43' to the beginning and containing 5.025 acres, more or less, as described according to survey by Barry Greer and Associates, 2103 Windsor Place, Mt. Juliet, Tennessee, License Number 211.

Being the same property conveyed to James T. Ralph and wife, Connie Ezell Ralph, by Warranty Deed from Kit L. Hendrickson, unmarried, dated June 27, 2006 and recorded June 28, 2006 in Instrument No. 20060628-0077445, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 301 Ben Allen Rd., Nashville, TN 37207

(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

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.

Witness my hand this 2nd day of November, 2018.

James T. Ralph

Connie J. Ezell-Ralph

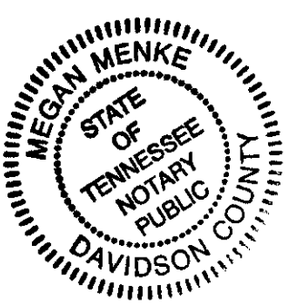
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James T. Ralph and Connie J. Ezell-Ralph, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 2nd day of November, 2018.

M. Menke
Notary Public

My commission expires: 3-8-2022



RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206