Book 36

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 162450 DEEDWARR
11/19/2018 03:24:41 PM 4 pgs
Fees: $23.00 Taxes: $342.77

20181119-0113890

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 92,640.00.

Affiant

Subscribed and sworn to me on November 16, 2018.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES SEPTEMBER 07, 2021

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE KELLEY
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #32083

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Brett A. Wesnofske 786 Elvsian Fields Road Nashville, TN 37204	SAME AS NEW OWNER	068-064 (TRACT 1) 068-065 (TRACT 2)

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Towne Square, LLC, a Tennessee Limited Liability Company, aka Town Square, LLC, a Tennessee Limited Liability Company, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Brett A. Wesnofske, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT 1:
Land in the 13th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a monument in the north margin of Hydes Ferry Pike, the same being the southwest corner of Walker; thence with the north margin of Hydes Ferry Pike in a westerly direction 124.95 feet to a point, the beginning point of the tract herein conveyed; thence continuing with said margin, 235.70 feet to a point; thence North 12 deg. 41' 10" East 919.71 feet to a fence stake; thence in an easterly direction, 220.80 feet to a fence stake; thence South 12 deg. 27' 44" West 905.29 feet to the beginning, containing 4.60 acres, more or less, according to a survey of Jack R. Underwood, No. 420.

Included in the above description but specifically excluded therefrom is that 3346 square feet, more or less, conveyed to the State of Tennessee by deed of record in Book 9414, page 630, Register's Office for Davidson County, Tennessee.

Being a part of the same property conveyed to Towne Square, LLC a/k/a Town Square, LLC, by deed from Hendren E. Merritt, Sr. an unmarried man, dated September 30, 2014 and recorded October 6, 2014, of record as Instrument No. 20141006-0092231, Register's Office for Davidson County, Tennessee.

TRACT 2:
Being in the 13th Civil District of Davidson County, Tennessee, being Tract No. 7 on a 1973 survey by Jack R. Underwood and being more particularly described as follows:

Beginning at a monument in the north margin of the right of way for Hydes Ferry Pike and within a 150 feet wide T.V.A. transmission line easement; said point being the southeast corner of this tract and the southwest corner of Walker; thence with Walker's west line North 18 deg. 10' 15" East 1595.70 feet to a post; the northeast corner of this tract; thence north 79 deg. 06' 24" West 184.25 feet to a post; thence South 33 deg. 04' 37" West 270.11 feet to a post corner to Lynn and northeast corner of Huddleston's 4.1 acre tract, thence with Huddleston's east line and then with the east line of Tract No. 6 as shown on said survey South 12 deg. 27' 44" West 1360.47 feet to a point in the north margin of

the right of way for Hydes Ferry Pike; thence northeasterly with said margin 124.95 feet to the beginning and containing 7.04 acres, more or less according to said survey.

Included in the above description but specifically excluded therefrom is that 1984 square feet, more or less, conveyed to the State of Tennessee by deed of record in Book 9443, page 566, Register's Office in Davidson County, Tennessee.

Being a part of the same the property conveyed to Town Square, LLC, by deed dated September 30, 2014 and recorded October 6, 2014 from Deborah D. Gardner (formerly Roberts) et vir Curtis L. Gardner of record as Instrument No. 20141006-0092234, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2018 Davidson County taxes which have been paid by Grantor(s); and subsequent taxes are assumed by the Grantee(s).
2. Easement for drainage facility as set forth in the instrument of record in Book 9414, page 630, Register's Office for Davidson County, Tennessee. (Tract1)
3. Pipeline Right of Way Easement to Ford Motor Company of record in Book 8676, page 115, Register's Office for Davidson County, Tennessee. (Tract 2)

This property is also known as unimproved property located at 4.60 Acres & 6.99 Acres Ashland City Highway, Nashville, TN 37218.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 16th day of November, 2018.

1975 Jefferson C. Pennington, Jr. Trust as Sole Member of Town Square, LLC

By: _____

Jonathan B. Pennington, Co-Trustee

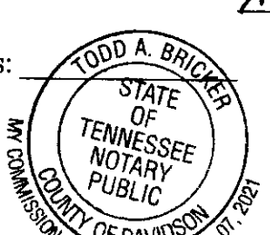
STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said State and County duly commissioned and qualified, personally appeared Jonathan B. Pennington, with whom I am personally acquainted and who, upon oath, acknowledged himself to be a Trustee of Jefferson C. Pennington, Jr., Trust as sole Member of Town Square, LLC, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the therein contained.

Witness my hand and official seal this 16 day of November 2018.

_____
NOTARY PUBLIC

My Commission Expires: _____



WITNESS my/our hand(s) this 16 day of November, 2018.

1975 Jefferson C. Pennington, Jr. Trust as Sole Member of Town Square, LLC

By: _____
Julia K. Pennington, Co-Trustee

_____ co-Trustee

See the attached for Notary.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles }

On November 16, 2018 before me, Soon Gyu Guimm, Notary public
Date *Here Insert Name and Title of the Officer*

personally appeared Julia K. Pennington
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

SOON GYU GUIMM
Commission # 2137268
Notary Public - California
Los Angeles County
My Comm. Expires Jan 11, 2020

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Soon Gyu Guimm
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: _____ Number of Pages: 3

Signer(s) Other Than Named Above: No other signers

Capacity(ies) Claimed by Signer(s)

Signer's Name:	Signer's Name:
☐ Corporate Officer – Title(s):	☐ Corporate Officer – Title(s):
☐ Partner – ☐ Limited ☐ General	☐ Partner – ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian of Conservator	☐ Trustee ☐ Guardian of Conservator
☐ Other:	☐ Other:
Signer is Representing:	Signer is Representing:

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