Karen Y Johnson Davidson County
Batch# 177082 DEEDWARR
12/21/2018 10:05:30 AM 4 pgs
Fees: $23.00 Taxes: $3,792.50
20181221-0124296

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,025,000.00

Affiant

Subscribed and sworn to before me, this 20 day of December, 2018.

Notary Public

My commission expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Lucille Building, LLC	NEW OWNER	**07115048900 & 07115048800**
1114 N. 7th Street		
Nashville, TN 37207		

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 ACKNOWLEDGE, WE,

David Fletcher and wife, LaShane Fletcher

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Lucille Building, 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:

TRACT ONE: Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of H.W. Chenoweth's Wildwood Addition, of record in Plat Book 4350, Page 187, a revision of Book 161, Page 153, Register's Office of said County, to which reference is hereby made for a more particularly description.

INCLUDED IN THE ABOVE-DESCRIBED PROPERTY BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE is that portion of same conveyed to the Metropolitan Government of Nashville and Davidson County by deed from Herbert L. Cheatham amd Beverly A. Cheatham dated 4/25/05 of record in Instrument No. 200505120053645, Register's Office of Davidson County, Tennessee, the same being more particularly described as follows:

Beginning at a point in the Proposed Right-of- Way of Dickerson Pike, 10.76 feet right of base line station 3+26.66 for Project 01-M-13, on file at the Public Works Department of Davidson County, Tennessee, said point being the point of beginning; thence N 78 deg. 24 min. 24 sec. E 7 feet to a point on the present Right-of-Way of Project 01-M-13; thence with the present Right-of-Way and a curve to the right, having a radius of 2832.00 feet, an arc distance of 71.18 feet, a chord bearing of N 11 deg. 04 min. 02 sec. E, a chord distance of 71.18 feet to a point on the present Right-of-Way; thence leaving the present Right-of-Way S 78 deg. 23 min.57 sec. E 7 feet to a point on the proposed Right-of-Way of Dickerson Pike; thence with the proposed Right-of-Way southwesterly and with a curve to the left, having a radius of 2825.00 feet, an arc distance of 71.18 feet, a chord bearing of S 11 deg. 03 min. 57 sec. W, a chord distance of 71.18 feet to the Point of Beginning, containing 498.246 square feet, or 0.011 acres.

Being the same property conveyed to David Fletcher and wife, LaShane Fletcher, by deed from Insight Properties, a Tennessee Partnership, dated 9/5/14 of record in Instrument No. 201409090082563, Register's Office of Davidson County, Tennessee.

TRACT TWO: Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Resubdivision of H.W. Chenoweth's Wildwood Addition, of record in Plat Book 4350, Page 187, a revision of Book 161, Page 153, Register's Office of said County, to which reference is hereby made for a more particularly description.

INCLUDED IN THE ABOVE-DESCRIBED PROPERTY BUT SPECIFICALLY EXCLUDED FROM THIS CONVEYANCE is that portion of same conveyed to the Metropolitan Government of Nashville and Davidson County by deed from Herbert L. Cheatham amd Beverly A. Cheatham dated 4/25/05 of record in Instrument No. 200505120053646, Register's Office of Davidson County, Tennessee, the same being more particularly described as follows:

Beginning at a point in the Proposed Right-of- Way of Dickerson Pike, 11.82 feet right of base line station 3+97.83 for Project 01-M-13, on file at the Public Works Department of Davidson County, Tennessee, said point being the point of beginning; thence N 78 deg. 24 min. 24 sec. E 7 feet to a point on the present Right-of-Way of Project 01-M-13; thence with the present Right-of-Way and a curve to the right, having a radius of 2832.00 feet, an arc distance of 6.01 feet, a chord bearing of N 11 deg. 50 min. 53 sec. E, a chord distance of 6.01 feet to a point on the present Right-of-Way; thence with a curve to the right having a radius of 26.50 feet, an arc distance of 40.10 feet, a chord bearing of N 55 deg. 30 min. 47 sec. E, a chord distance of 36.38 feet to a point on the present Right-of-Way of Eastmoreland Street; thence S 8 deg. 50 min. 50 sec. W 10.02 feet to a point on the proposed Right-of-Way of Dickerson Pike; thence with the proposed Right-of-Way southwesterly and a curve to the left having a radius of 20.50 feet, an arc distance of 30.34 feet, a chord bearing of S 51 deg. 45 min. 12 sec. W, a chord distance of 29.06 feet to a point; thence S 11 deg. 51 min. 01 sec. W 1.88 feet to the Point of Beginning, containing 348.7827 square feet, or 0.008 acres..

Being the same property conveyed to David Fletcher and wife, LaShane Fletcher, by deed from Insight Properties dated 1/30/15 of record in Instrument No. 201502040010546, Register's Office of Davidson County, Tennessee. David Fletcher is also known as David B. Fletcher and David Bernard Fletcher.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 1313 &1315 Dickerson Pike, Nashville, TN 37207.

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 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 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.

David Fletcher by Felicia Perkins his attorney in fact Date: 12-20-18

David Fletcher, by his attorney in fact, Felicia Perkins

Date: 12-20-18

LaShane Fletcher

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, LaShane Fletcher, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 20th day of December, 2018.



Notary Public

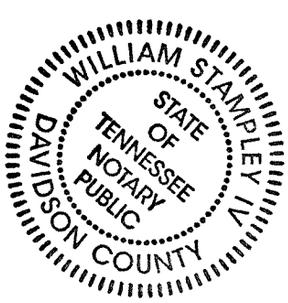
My Commission Expires: 9/6/22

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Felicia Perkins with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact of David Fletcher, and is authorized by him to execute this instrument on his behalf by virtue of a Power of Attorney recorded in Instrument Number 20180831-0086368, in said Register's Office.

Witness my hand and official seal at office, this 20th day of December, 2018.



Notary Public

My Commission Expires: 9/6/22

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, STACY L. THOMAS, a notary public for this county and state, KELLY E. COX, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature
My Commission Expires: _____
Notary Seal:

