# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,660,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF DECEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-3-22 (AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

J-SB-18-7119-H

THIS INSTRUMENT WAS PREPARED BY
Ruby Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **G. Carlton McGrew, Jr. Revocable Trust Dated September 14, 2009** | **New Owner** | |
| (NAME) | (NAME) | **079-00-0-015.00** |
| **7119 Cockrill Bend Blvd.** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37209** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MHS REALTY GROUP, LLC, A MISSOURI LIMITED LIABILITY COMPANY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **G. CARLTON MCGREW, JR. REVOCABLE TRUST DATED SEPTEMBER 14, 2009,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in Davidson County, Tennessee, and being more particularly described according to a survey dated July 10, 1998, by John Kohl and Company, P.C., Surveyor, Tennessee License No. 855 as follows, to-wit:

Beginning in the south right of way of Cockrill Bend Industrial Road, being 1761.35 feet west of the centerline intersection of said Cockrill Bend Industrial Road and Centennial Boulevard, the northwest corner of Michael T. Harris as recorded in Book 10034, Page 863, RODCT; thence leaving said right of way and with Harris, S 11 deg. 11 min. 00 sec. E 738.00 feet to the center of Richland Creek and the north line of H.C. Duke of record in Book 6690, Page 961, RODCT; thence with said creek S 74 deg. 58 min. 07 sec. W 232.54 feet; thence leaving said creek and along the line of Industrial Realty Partners, as recorded in Book 8924, Page 587, N 12 deg. 32 min. 00 sec. W 753.80 feet to the south right of way of Cockrill Bend Industrial Road; thence along said right of way, with a curve to the right having a radius of 4955 feet, a distance of 249.80 feet to the point of beginning and containing 4.13 acres, more or less.

Being the same property conveyed to MHS Realty Group, LLC, a Missouri limited liability company by Warranty Deed from The Young Group, LTD, a Missouri corporation, formerly known as and who took title as Young Sales Corporation, of record in Instrument No. 20090430-0039315, Register's Office for Davidson County, Tennessee, dated April 15, 2009 and recorded on April 30, 2009.

This conveyance is subject to:
- Taxes for the year 2019, a lien due and payable, but not delinquent.
- 40 foot permanent sanitary sewer line and easement crossing the center of the property of record Book 4379, Page 895, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7119 Cockrill Bend Blvd., Nashville, Tennessee 37209**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Karen Y Johnson Davidson County
Batch# 181353 **DEEDWARR**
01/08/2019 08:49:32 AM 2 pgs
Fees: $13.00 Taxes: $6,142.00
20190108-0001842

Witness my/our hand(s) this the 31st DAY OF DECEMBER, 2018.

MHS Realty Group, LLC

BY:_____
Joseph Huss
Authorized Agent

C.S.

STATE OF ~~TENNESSEE~~ Illinois
COUNTY OF ~~DAVIDSON~~ Cook

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOSEPH HUSS, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged himself/herself to be the AUTHORIZED AGENT of MHS REALTY GROUP, LLC the within named bargainor, a limited liability company, and that he/she as such AUTHORIZED AGENT executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 31st of December, 2018.

Christine M. Solorio
Notary Public Christine M. Solorio
My Commission Expires: 8/28/2021
(SEAL)

CHRISTINE M SOLORIO
Official Seal
Notary Public - State of Illinois
My Commission Expires Aug 28, 2021

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212