RECORD AND RETURN TO:
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
FILE NO. 1462

Karen Y Johnson Davidson County
Batch# 181506 **DEEDWARR**
01/08/2019 01:04:41 PM 3 pgs
Fees: $18.00 Taxes: $2,773.15

20190108-0002027

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MARKA L. NETTLE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$749,500.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES: 12/22/2021

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Intercept Service Agency, Inc. **3920 Clarksville Pike** **Nashville, TN 37218**	**SAME**	**069-04-0-232.00**

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

I, Ian Shabetai Stuart, Trustee of The Stuart Family Trust dated September 1, 2000

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Intercept Service Agency, Inc.

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

ALL that lot or parcel of land lying in the 1st Civil District of Davidson County, Tennessee, being designated as Lot 3 according to a plat entitled "Final Plat Lot 3, Resubdivision Northside Station" dated October 8, 1999, last revised November 11, 1999, recorded as Instrument Number 20000105-0001441, in the Register's Office for Davidson County, Tennessee, which plat is hereby incorporated into this description by reference and made a part hereof.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED THEREFROM is a 1,745 square foot portion of the subject lot conveyed in Fee Simple to State of Tennessee by Warranty Deed from Ian Shabetai Stuart, Trustee of The Stuart Family Trust dated September 1, 2000, said Warranty Deed being dated 2/21/18 and recorded 3/13/18 in Instrument Number 20180313-0023585, and described as follows:

BEGINNING at a point on the present east right of way of State Route 112, said point being 32.88 feet right of proposed centerline station 147+25.10; thence with the present right of way N 12 degrees 13' 43" E 190.04 feet to a point being 36.09 feet right of proposed centerline station 149+14.72; thence with the south boundary of the Kroger Limited Partnership I property (State Project 19046-2214-14, Tract 56) S 78 degrees 00' 26" E 7.41 feet to a point being 43.50 feet right of proposed centerline station 149+14.60; thence with the proposed right of way as follows: 1) S 11 degrees 01' 22" W 54.92 feet, 2) along an 11,502.66 feet radius curve right and southerly, having a chord bearing S 11 degrees 21' 34" W and a length of 135.14 feet to a point being 43.50 feet right of proposed centerline station 147+25.05; thence with the north boundary of the Creating an Environment of Success, Inc. property (State Project 19046-2214-14, Tract 50) N 77 degrees 59' 29" W 10.62 feet to the point of beginning, containing 1.745 square feet.

BEING the same property conveyed to Ian Shabetai Stuart, Trustee of The Stuart Family Trust dated September 1, 2000, by Warranty Deed from Lineberry Properties, Inc., a Tennessee corporation, dated 12/7/04 and recorded 12/9/04 in Instrument Number 20041209-0146956, Register's Office for Davidson County, Tennessee.

This is improved property known as 3920 Clarksville Pike, 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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of aid 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 4 **day of January, 2019.**

IAN SHABETAI STUART, TRUSTEE OF THE STUART FAMILY TRUST DATED SEPTEMBER 1, 2000

By: _____
IAN SHABETAI STUART, TRUSTEE

STATE OF CALIFORNIA)
COUNTY OF _____)

Before me, THE UNDERSIGNED, a Notary Public within and for the State and County aforesaid, personally appeared IAN SHABETAI STUART, with whom I am personally acquainted and who upon oath(s) acknowledged himself to be the Trustee of The Stuart Family Trust Dated September 1, 2000, the within named bargainor, and that he as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing as Ian Shabetai Stuart, Trustee of The Stuart Family Trust Dated September 1. 2000.

WITNESS my hand and official seal at _____, California, this _____ day of January, 2019.

NOTARY CERTIFICATE ATTACHED

_____
Notary Public

My Commission Expires: _____

CALIFORNIA JURAT

(CALIFORNIA GOVERNMENT CODE § 8202)

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 San Diego

Subscribed and sworn to (or affirmed) before me on this 4th day of January, 20 19,
by Ian S Stuart, proved to me on the basis of
(Name of Signer(s))
satisfactory evidence to be the person(s) who appeared before me.

Bryan Charap
Signature of Notary Public

(Notary Seal)

BRYAN CHARAP
Notary Public - California
San Diego County
Commission # 2231360
My Comm. Expires Feb 16, 2022

ADDITIONAL OPTIONAL INFORMATION

Description of Attached Document

Title or Type of Document: Warranty Deed Document Date: 1/4/19

Number of Pages: 2 Signer(s) Other Than Named Above: None

Additional Information: N/A