

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,000.00

Affiant

Subscribed and sworn to before me, this 23RD DAY OF JANUARY, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 189976 DEEDWARR
01/30/2019 03:24:12 PM 2 pgs
Fees: $13.00 Taxes: $2,127.50

20190130-0009101

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OW NER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
1100 Old Hickory, LLC	New Owner	
615 Main Street, Suite B17 (ADDRESS)	(NAME) (ADDRESS)	044-11-0-202.00
Nashville, TN 37206 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I Thomas L.. Anderson, a married man, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto 1100 Old Hickory, LLC, a Tennessee Limited Liability Company, hereinafter called the Grantee, its successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit

LAND IN THE 4TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING SHOWN ON THE PLAN OF SECTION "G", VILLAGE OF OLD HICKORY, AS OF RECORD IN BOOK 1835, PAGE 88, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED ACCORDING TOA SURVEY REVISED MARCH 1,1966, AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF DONELSON STREET, SAID POINT BEING NORTH 89 DEG. 13 MIN. WEST 568.5 FEET FROM THE NORTHWEST INTERSECTION OF DONELSON STREET AND HADLEY AVENUE; THENCE NORTH 0 DEG. 47 MIN. EAST 181.23 FEET; THENCE NORTH 35 DEG. 33 MIN. WEST 53.80 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE HAVING A RADIUS OF 25 FEET NORTHWESTERLY 39.3 FEET; THENCE SOUTH 54 DEG. 27 MIN. WEST 115 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE HAVING A RADIUS OF 10 FEET SOUTHWESTERLY 15.7 FEET TO THE EASTERLY MARGIN OF OLD HICKORY BOULEVARD; THENCE SOUTH 35 DEG. 33 MIN. EAST 145.5 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE HAVING A RADIUS OF 75 FEET SOUTHEASTERLY 70.2 FEET TO THE NORTHERLY MARGIN OF DONELSON STREET; THENCE WITH THE SAME SOUTH 89 DEG. 13 FEET EAST TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO THOMAS L. ANDERSON, BY WARRANTY DEED B & B LAND AND CATTLE, INC., A TENNESSEE CORPORATION, OF RECORD IN INSTRUMENT NO. 20010108-0002391, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR AND IS COMMERCIAL PROPERTY.

THIS CONVEYANCE SUBJECT TO PROPERTY TAXES FOR 2019AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This is improved (X) property, known as 1100 Old Hickory Boulevard, Old Hickory, TN 37138
(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 GRANTEE, its successors and assigns forever, and we do covenant with the said GRANTEE 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include

WARRANTY DEED
(Continued)

the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 23rd day of January, 2019.

Thomas L. Anderson

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas L. Anderson, a married man, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd day of January, 2019.

Notary Public

My Commission Expires:

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-23-2019

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072