Karen Johnson Davidson County
Batch# 191012 DEEDWARRSP
02/01/2019 03:39:30 PM 4 pgs
Fees: $23.00 Taxes: $3,700.00
20190201-0009957

THIS INSTRUMENT PREPARED BY:
CATHERINE H. GWYN
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH
SUITE 1700
NASHVILLE, TENNESSEE ~~37201~~
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00.

Sharon F. Mallon
Affiant

Subscribed and sworn to before me, this 1st day of February, 2019.

Notary Public

My Commission Expires: 10-14-2019

JONNA L. HALL
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address New Owner As Follows:
303 Murfreesboro Road, LLC
333 Murfreesboro Road
Nashville, TN 37210

Send Tax Bills To:
New Owner

Map-Parcel Number:
105 04 0 325.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **HOWARD L. HARLAN, JR.**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **303 MURFREESBORO ROAD, LLC, a Tennessee limited liability company**, hereinafter

called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being described as follows:

Being comprised of part of the John Kirkman Plan of Lots, of record in Book 37, page 411, of the Register's Office for said county, the North 150 feet of Lot No. 1, the North 150 feet of the West 43 feet of Lot No. 2, a part of Trimble Street abandoned lying North of said parts of Lots Nos. 1 and 2, as shown on the Plan of Kirkman's Addition to South Nashville, of record in Plan Book 21, page 52, of said Register's Office, and described partly according to a survey made by W. W. Turner Company, June 3, 1952, as follows:

Beginning at a spike on the back side of the sidewalk on the South margin of the Murfreesboro Road, which spike is South 71 degrees East 25.8 feet East from the center line of Tennessee Central Railroad track, thence along the margin of said spike South 71 degrees East 177 feet to a spike on the back side of said sidewalk, the Northwest corner of the Ball's Restaurant property; thence along Ball's West line, South 7 degrees 6 minutes West 75 feet to an iron pin; thence along a fence South 3 degrees14 minutes West 380.5 feet to an iron pin; thence North 84 degrees 43 minutes West 143 feet to a point in the East margin of Old Donelson Street; thence along the East margin of the same, north 4 degrees 25 minutes East 200 feet to a concrete post, in the North line of Old Trimble Street; thence with the North line of Old Trimble Street North 84 degrees 43 minutes West 50 feet to a point in the East right-of-way line of the Tennessee Central Railroad; thence with the margin of said railroad, North 4 degrees 25 minutes East 60 feet more or less to a point; thence North 8 degrees 30 minutes East 239.4 feet, along a fence line, to the point of beginning.

Being the same property conveyed to Howard L. Harlan, Jr. by Warranty Deed dated September 17, 1986 from First American Trust Company, N.A. and Alfred Lee Hathcock, Co-Trustees under the Will of J. Fred Hathcock, Deceased, acting solely in their capacities as said Co-Trustees of record in Book 6981, Page 61, said Register' s Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2019 taxes, a lien not yet due and payable, to be paid by Grantee. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 37, Page 411 and Book 21, Page 52, Register's Office for Davidson County, Tennessee.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4199, Page 784, Register's Office for Davidson County, Tennessee.

This is improved property known as: **303 Murfreesboro Pike, Nashville, TN 37210.**

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 Grantor covenants with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenants and binds himself, his heirs and assigns, 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, arising by, through or under the Grantor, but not otherwise.

WITNESS my hand this this 1st day of February, 2019.

Howard L. Harlan, Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Howard L. Harlan, Jr., the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1 day of February, 2019.

WILLIE V. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Willie V. Cox
Notary Public

My Commission Expires: 05-02-2022

True Copy Certification

I, Catherine H. Gwyn, 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.

Signature

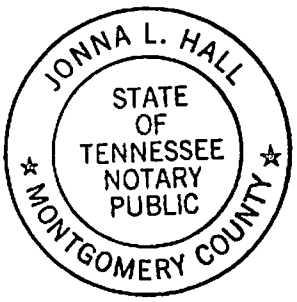
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jonna L. Hall, a notary public for this county and state, Catherine H. Gwyn 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: 10/14/2019

Notary's Seal



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