Karen Johnson Davidson County
Batch# 194328 DEEDWARR
02/12/2019 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $5,087.50
20190212-0013037

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,375,000.00

Affiant

TRICIA BALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Subscribed and Sworn to before me on this the 8th day of February, 2019.

Notary Public

My Commission Expires: 9/7/21

THIS INSTRUMENT PREPARED BY:
Kevin D. Montgomery
PREMIER ESCROW, LLC
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

# GENERAL WARRANTY DEED

| Address New Owner | Send Tax Bills To | Map-Parcel Number(s) |
|---|---|---|
| TRI-CITY INVESTMENT, GP<br>5215 Harding Pike<br>Nashville, TN 37205 | 5215 Harding Pike<br>Nashville, TN 37205 | M & P - 131-02-010.00 |

For good and valuable consideration, receipt of which is hereby acknowledged, CAROL A. STEIN, has bargained and sold, and by these presents does transfer and convey unto TRI-CITY INVESTMENT, GP, A TENNESSEE GENERAL PARTNERSHIP ("Grantee") certain real estate located in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 6 on Block "B" on the Map of a part of Hillsboro-Hobbs Road Subdivision, as of record in Book 1130, page 80, Register's Office of Davidson County, Tennessee.

SAID part of Lot No. 6 fronts 50 feet on the westerly side of Hillsboro Circle, formerly Hillsboro Drive, as widened, and runs back between parallel lines 144.5 feet to a deadline.

TOGETHER WITH A CROSS EASEMENT AGREEMENT of record in Instrument No. 20190129-0008541, said Register's Office.

Being the same property conveyed to ROBERT E. STEIN AND WIFE, CAROL A. STEIN, by deed from C G PROPERTIES, A PARTNERSHIP COMPOSED OF LEM B. STEVENS, JR., CAROLINE B. STEVENS, ROBERT E. STEIN AND CAROL A. STEIN, of record in Book 7117, page 488, dated December 31, 1986, said Register's Office. Being further conveyed to CAROL A. STEIN, by quitclaim deed from ROBERT E. STEIN, of record in Book 11354, page 806, dated January 13, 1999, said Register's Office.

This is commercial property and has never been the marital residence of the Grantor.

Said property is conveyed subject to (1) Matters shown on the Plan of record in Book 1130, page 80, said Register's Office (2) the 2019 Davidson County Real Property Taxes which have been prorated and assumed by Grantee and (3) and all other matters affecting the premises recorded in said Register's Office.
The address for this property is 4107 Hillsboro Circle, Nashville, Tennessee 37215.

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, her heirs and assigns forever; and does covenant with the said GRANTEE that she 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 does further covenant and bind herself, her heirs successors 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 except claims arising out of matters set forth above. 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 the Grantor's hands this 8 day of February 2019.

CAROL A. STEIN

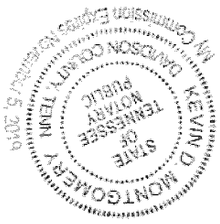
STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, the undersigned, of the state and county aforesaid, personally appeared Carol A. Stein, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of February, 2019.

NOTARY PUBLIC

My Commission Expires 11/5/19



# True Copy Certification

I, **PAUL F. SOPER**, 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, **TRICIA BALL**, a notary public for this county and state, Paul F. Soper 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: 9/7/2021

Notary Seal (if on paper)

