BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 200681 **DEEDWARR**
03/01/2019 09:06:56 AM 2 pgs
Fees: $13.00 Taxes: $814.00

20190301-0018583

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th DAY OF February, 2019.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TONYA B. CHERRY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN My Commission Expires August 30, 2021

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sumner Svensson	New Owner	
(NAME)	(NAME)	112-7
8514 Old Charlotte Pk.		
(ADDRESS)	(ADDRESS)	
Pegram, TN		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KYLE J. FARRAR, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SUMNER SVENSSON, UNMARRIED,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, beginning at an iron pin on the right of way of Old Charlotte Pike, said point being the southeast corner of Parcel 6 on Davidson county Tax Map 112 and the southwest corner of herein described property; Thence N 09 deg 00 min 00 sec E 1128.95 feet to an axle; Thence N 85 deg 52 min 08 sec W 298.30 feet to an iron pin; Thence N 26 deg 03 min 19 E 507.40 feet to an iron pin; Thence S 89 deg 00 min 19 sec E 242.99 feet to an iron pin; Thence N 22 deg 46 min 42 sec E 180.02 feet to an iron pin; Thence S 86 deg 07 min 53 sec E 20.09 feet to an iron pin; Thence S 85 deg 45 min 41 sec E 51.02 feet to an iron pin; Thence S 02 deg 20 min 37 sec W 487.92 feet to an iron pin; Thence S 04 deg 28 min 09 sec W 643.12 feet to a pipe; Thence S 01 deg 38 min 31 sec W 152.97 feet to a concrete monument; Thence S 16 deg 58 min 30 sec W 381.50 feet to an iron pin; Thence S 02 deg 37 min 54 sec W 45.68 to an iron pin on the right of way of Old Charlotte Pike; Thence with right of way of Old Charlotte Pike S 79 deg 10 min 12 sec W 302.99 feet to the point of beginning containing 13.19 acres. Survey prepared by David P. Brickman, R.L.S.# 1684, dated December 13, 2016.

Being the same property conveyed to Kyle J. Farrar, unmarried by Warranty Deed from James Ruggles, Fred Gaines, both Individually and as Administrator for the Estate of Sammie G. Gaines, Deceased, and Robert Gaines, dated December 29, 2016, of record in Instrument No. 20170111-0003112, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

unimproved
This is improved x property, known as 8514 Old Charlotte Pk., Pegram, TN
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 27th day of February, 2019

Kyle J Farrar

By J Gregory Hardeman, Atty in Fact

KYLE J. FARRAR, BY: J. GREGORY HARDEMAN, ATTORNEY IN FACT

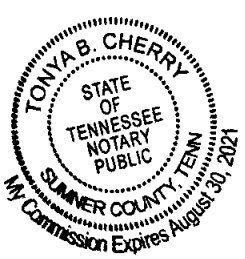
STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 27th day of February, 2019, before me personally appeared J. Gregory Hardeman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Kyle J. Farrar and acknowledged that he executed the same as the free act and deed of Kyle J. Farrar.

Witness my hand and official seal this 27th day of February, 2019.

Commission expires:



Notary Public