Name and Address of New Owner:
Isaac Montes
332 Wilhagan Rd.
Nashville, TN 37217

Send Tax Bills To:
SAME AS NEW OWNER

This Instrument Prepared By:
Steven P. Disser Esq.
Greater Nashville Title, LLC
200 Madison Street
Madison, TN 37115

Map & Parcel No: 106-12-0-020.00

Karen Johnson Davidson County
Batch# 203023 DEEDWARRSP
03/07/2019 10:35:30 AM 4 pgs
Fees: $23.00 Taxes: $1,110.00
20190307-0021001

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Southside Towing & Recovery, Inc., Todd Devidts, President,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Isaac Montes, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Murfreesboro Road Industrial Subdivision, Section Four of record in Plat Book 3842, Page 197, in the Register's Office for Davidson County, Tennessee, and further described as follows:

BEGINNING at a point on the easterly margin of Wilhagan Drive, the common corner of Lots Nos. 8 and 9; thence along the common line between said lots easterly 197.57 feet to a point in the easterly line of Lot No. 31; thence along the common line between Lots Nos. 8 and 31 southerly 145.55 feet to a point in the northerly margin of Easthagan Drive; thence along said margin westerly 175.0 feet to a concrete monument, the beginning of a curve; thence around said curve having a radius of 25 feet northwesterly 39.27 feet to a point in the easterly margin of said Wilhagan Drive; thence along said margin northerly 134.99 feet to the point of beginning.

Being the same property conveyed to Southside Towing & Recovery, Inc., Tom DeVidts, President by Warranty Deed from W. H. Emery of record in Instrument No. 20110302-0016693 Register's Office for Davidson County, Tennessee, dated February 16, 2011 and recorded on March 2, 2011.

Being improved property also known as 332 Wilhagan Road Nashville, Tennessee 37217.

SETBACK LINES AND ALL MATTERS SET FORTH ON THE PLAN OF MURFREESBORO INDUSTRIAL SUBDIVISION, SECTION FOUR, OF RECORD IN PLAT BOOK 3842, PAGE 197, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES.

TO HAVE AND TO HOLD said real estate unto the Grantee, their successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, through, or under Grantee, but against none other.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its authorized officers on the 6th day of March, 2019.

Southside Towing & Recovery

By: _____

Todd DeVidts, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public of the State and County aforesaid, personally appeared Todd DeVidts, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledge themselves to be the President of **Southside Towing & Recovery, Inc.**, the within named bargainor, a Tennessee Corporation, and that they as such officer executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation by themselves as such officer.

WITNESS my hand and official seal this 6th day of March, 2019.

_____

Notary Public

My commission expires: 11-5-19

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

201903070021001

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$300,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
6th day of March, 2019.

Notary Public
My commission expires: 11-5-19

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. 2019-125

201903070021001

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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, Sandy Balent, a notary public for this county and
Notary's Name

state, Steven Disser, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 11-5-19

NOTARY'S SEAL

DAVIDSON COUNTY
SANDY BALENT
STATE OF TENNESSEE
NOTARY PUBLIC

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).