Karen Johnson Davidson County
Batch# 204514 DEEDWARR
03/11/2019 03:32:48 PM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20190311-0022149

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $800,000.00. Affiant Subscribed and sworn to before me, this the 5th day of March, 2019. Notary Public My commission expires: 9/7/2020

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
1175 Murfreesboro LLC	New Owner	12001014800
1023 Market Street		
Franklin, TN 37067		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **WILLIAM TEXAS GARNER, TRUSTEE OF THE WILLIAM TEXAS GARNER MANAGEMENT TRUST DATED DECEMBER 1, 2015 AND MARY GARNER ROBINSON, TRUSTEE OF THE MARY GARNER ROBINSON MANAGEMENT TRUST DATED SEPTEMBER 30, 2013**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **1175 MURFREESBORO LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, being Lot No. 2, on the Plan of Glengarry Park Commercial Development, Section V, as shown on plat of record in Plat Book 4660, Page 98, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of the property.

BEGINNING at an iron pin located in the southern right-of-way margin of Murfreesboro Road 700.8 feet west of the centerline of Glengarry Drive; thence S 41° 11' W 244.89 feet to an iron pin; thence N 48° 56' W 185.0 feet to an iron pin; thence N 41° 11' E 245.27 feet to an iron pin in the southern right-of-way of Murfreesboro Road; thence with margin of said road S 48° 49' E 185.0 feet to the point of beginning. Said tract containing 1.04 acres, more or less.

Being the same property conveyed to MARY GARNER ROBINSON, Trustee of the MARY ROBINSON MANAGEMENT TRUST dated September 30, 2013, by deed of record in Instrument No. 20150717-0069926, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to William Texas Garner, Trustee of the William Texas Garner Management Trust dated December 1, 2015 and any amendments thereto

and undivided 1/2 interest in the subject property and to Mary Garner Robinson, Trustee of the Mary Garner Robinson Management Trust dated September 30, 2013 and any amendments there, an undivided 1/2 interest in the subject property by Deed of Correction from William Texas Garner, a married man, both individually and Co-Executor of the estate of Mary Texas Garner, Probate Docket No. 97-P-1183 and Mary Garner Robinson, a single woman, individually and as Co-Executrix of the Estate of Mary Texas Garner, Probate Docket No. 97-P-1183 and as Mary Garner Robinson, Trustee, filed in Instrument No. 20160415-0036406, dated April 8, 2016 and recorded April 15, 2016, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1175 Murfreesboro Road, Nashville, TN 37217, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of March, 2019.

William Texas Garner Management Trust dated December 1, 2015

William Texas Garner, Trustee

STATE OF North Carolina
COUNTY OF Buncombe

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named William Texas Garner, Trustee of the William Texas Garner Management Trust dated December 1, 2015, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

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

Joshua R. Robinson
Notary Public

My Commission Expires: 11-25-2023

Joshua R Robinson
NOTARY PUBLIC
BUNCOMBE COUNTY, NC
MY COMMISSION EXPIRES 11-25-23

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of March, 2019.

Mary Garner Robinson Management Trust dated September 30, 2013

, trustee

Mary Garner Robinson, Trustee

STATE OF Florida
COUNTY OF Escambia

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Mary Garner Robinson, Trustee of the Mary Garner Robinson Management Trust dated September 30, 2013, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5 day of March, 2019.

Notary Public

My Commission Expires:
July 11, 2020

KRISTI L KORTE
MY COMMISSION # GG010444
EXPIRES July 11, 2020
(407) 398-0153 FloridaNotaryService.com