WARRANTY DEED

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $455,000.00.

Affiant

Subscribed and sworn to me on March 26, 2019.

NOTARY PUBLIC
My Commission Expires: 6/29/21

Karen Johnson Davidson County
Batch# 210488 DEEDWARR
03/27/2019 02:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20190327-0027697

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Maya Investors, LLC 3708-B Nolensville Pike Nashville, TN 37211	NEW OWNER	133-06-0-155.01

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Elberta Express, Inc., a Tennessee corporation, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Maya Investors, LLC, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in the 6th Civil District of Davidson County, Tennessee, being described according to a copy of a survey made January 5, 1962 by James L. Murphy, Jr., Co., as follows:
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> Beginning at an iron pin set in the Northeasterly margin of Nolensville Road which said point is located 226.75 feet Southeasterly from the Southeasterly corner of the intersection of Nolensville Road and Wheeler Avenue; thence South 87° 43' East 142.60 feet to an iron pin; thence South 26° 33' East 54.19 feet to an iron pin; thence North 87° 43' West 150.0 feet to an iron pin set in the Northeasterly margin of Nolensville Road; thence with said margin of said Road, North 26° 33' West 54.85 feet to the point of beginning.
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> Grantors also conveyed unto the said grantee such interest as they may have in and to an easement for ingress and egress over and upon a strip of land 10.99 feet in width at the front line thereof on Nolensville Road and at the terminus thereof which is coextensive with the rear line of the above described property, said strip having an actual width of 10 feet and lying adjacent to and immediately South of the Southerly line of the property hereinabove described and further reserve to their own use an easement for ingress and egress over and upon the Southerly 10 feet to the land hereinabove described. Said grant of easement and reservation of easement constitute an easement twenty feet in width reserve for the joint use of the owners of the land herein conveyed and the owners of the land lying South of the land herein conveyed for ingress and egress.
>
> Being the same property conveyed to Elberta Express, Inc., a Tennessee corporation by Warranty Deed from George F. Graham and Betty J. Graham, recorded on the 21st day of June, 2016 in Instrument No. 20160621-0062971, in the Register's Office of Davidson County, Tennessee.

This is improved property known as 3708-B Nolensville Pike, Nashville, Tennessee 37211.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 does covenant with the said GRANTEE it 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 GRANTOR does

further covenant and bind itself, its 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. 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 March 26th, 2019.

Elberta Express, Inc.
By: Alden Horton, III
Its: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Alden Horton, III with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of ELBERTA EXPRESS, INC., the within named bargainor, and that he as such President executed the foregoing instrument for the purposes therein contained, by signing for ELBERTA EXPRESS, INC. by himself as President.

Witness my hand and official seal on March 26th, 2019.

NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Madeleine Constantine, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Madeleine Constantine
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Madeleine Constantine, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jamie Ivey
Notary's Signature

My Commission Expires: 01/24/2023

