Karen Johnson Davidson County
Batch# 211787 DEEDWARR
03/29/2019 02:46:30 PM 5 pgs
Fees: $28.00 Taxes: $6,660.00
20190329-0028735

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

30941-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
William Z. Fay and Tiffany L. Fay 1262 Lewis Street Nashville, TN 37210	New Owner	Map 105 Group 4 Parcels 281,285,287,288

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Tony Pearson** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **William Z. Fay and Tiffany L. Fay, husband and wife** (hereinafter collectively referred to as the "**Grantees**"), their heirs, successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

BEING a tract of land lying in Davidson County, Tennessee, and being more particularly described according to an ALTA /ACSM Land Survey prepared by Cherry Land Surveying, Inc., R. Scot Cherry, Tennessee Registered Land Surveyor, No. 1512, dated December 30, 2003, revised February 5, 2004, as follows:

BEGINNING at an existing iron rod on the easterly right-of-way line of Lewis Street, 50 feet in width, at a corner common with J. W. Floyd, as of record in Deed Book 1646, Page 290, Register's Office for Davidson County, Tennessee; thence, with the easterly right-of-way line of Lewis Street, North 00 degrees 30 minutes 00 seconds West, 284.50 feet to an existing iron rod at a corner common with Albert R. Walters, as of record in Deed Book 578, Page 366, Register's Office for Davidson County, Tennessee; thence, leaving the easterly right-of-way line of Lewis Street, with the southerly property line of Albert R. Walters, South 84 degrees 44 minutes 32 seconds East, 182.00 feet to an existing iron rod on the westerly right-of-way line of an alley, 15 feet in width; thence, with the westerly right-of-way line the 15 foot alley, South 5 degrees 2 minutes 5 seconds West, 100.00 feet to an existing iron rod at the terminus of the 15 foot alley; thence, with the terminus of the 15 foot alley, South 84 degrees 44 minutes 32 seconds East, 15.71 feet to an existing iron rod on the westerly property line of Dennis L. Cason, as of record in Deed Book 7654, Page 930, Register's Office for Davion County,

Tennessee; thence, leaving the terminus of the 15 foot alley with the property line of Dennis L. Cason, as of record in Deed Book 7654, Page 930; Book 7903, Page 367; Book 7745, Page 721; and Book 8100, Page 459 and Roy Thomas, as of record in Deed Book 4194, Page 767, Register's Office for Davidson County, Tennessee, South 0 degrees 10 minutes 19 seconds East, 90.04 feet to an existing iron rod; thence, North 84 degrees 44 minutes 32 seconds West, 12.50 feet to an existing iron rod; thence, South 1 degree 19 minutes 36 seconds West, 93.65 feet to an iron rod set on the northerly property line of said J. W. Floyd; thence, with the northerly property line of J. W. Floyd, North 84 degrees 44 minutes 32 seconds West, 172.00 feet to the POINT OF BEGINNING, containing 50,755 square feet (1.165 acres more or less).

BEING all of the same property conveyed to Tony Pearson by Warranty Deed dated February 6, 2004 from Mayer Properties II, LLP, an Alabama limited liability partnership, of record in Instrument No. 20040209-0015482, Register's Office Davidson County, Tennessee.

Tony Pearson being one and the same person as Ronald A. Pearson and Ronald Anthony Pearson.

This is improved commercial property being more commonly known as 1252, 1264, 1268 and 1270 Lewis Street, Nashville, Davidson County, Tennessee 37210.

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 Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind himself, his heirs, successors and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 29th day of March, 2019.

Tony Pearson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Tony Pearson, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 29th day of March, 2019.

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/17/21

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,800,000.00.

Affiant

Subscribed and sworn to before me this 29th day of March, 2019.

Notary Public
My Commission Expires:

GREGORY S. PERRONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

EXHIBIT A

Permitted Encumbrances

1. Easements, or claims of easements, not shown by the public record, and other matters which would have been disclosed by a survey.

2. Taxes for the year 2019 and subsequent years, not yet due and payable. Map and Parcel M 105 Gp 4 Pl 281,285,287,288. 2018 taxes have been prorated as paret pf closing and assumed by the Grantee.

3. All Matters as shown on the Plan, of record in Plat Book 21, Page 116, Register's Office for Davidson County, Tennessee.

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of Davidson

Personally appeared before me, Jeffrey S. Benz, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jeffrey S. Benz, Notary Public

My commission expires: July 6, 2019