Karen Johnson Davidson County
Batch# 212973 DEEDWARRSP
04/02/2019 01:06:30 PM 5 pgs
Fees: $28.00 Taxes: $7,400.00
20190402-0029801

THIS INSTRUMENT PREPARED BY:
Wesley D. Turner
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
17th Floor, 150 Third Avenue South
Nashville, Tennessee 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,000,000.00.

AFFIANT

Subscribed and sworn to before me, this 1st day of April, 2019.

Notary Public

My Commission Expires: _____

SHARON F. MULLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires SEPT 7, 2021

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
Phil Lee 2974-B Sidco Drive Nashville, TN 37204	SAME	132040004001

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MOREHEAD ENTERPRISES, LLC**, a Tennessee limited liability company, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and

convey unto **PHIL LEE**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Resubdivision of Lots 59 and 60, Sidco Subdivision, Section 3, of record in Book 4660, page 9, Register's Office for Davidson County, Tennessee.

Beginning at a point in the east margin of Sidco Drive; thence with the margin of said drive, North 0 degrees 06 minutes West 3.87 feet to a point; thence continuing with said drive, around a curve with a radius of 1956 feet, North 94.45 feet to a concrete monument; thence continuing with said drive, North 2 degrees 40 minutes East 160.64 feet to an iron pin, said iron pin being the common front corner of Lots 1 and 2; thence with the southerly line of Lot 1, South 82 degrees 21 minutes East 240 feet to an iron pin; thence with the easterly line of Lot 1, North 2 degrees 45 minutes East 79.86 feet to an iron pin; thence South 65 degrees 01 minutes East 221.37 feet to a point; thence South 2 degrees 40 minutes West 33.49 feet to a point; thence around a curve to the left with a radius of 359.27 feet, southwesterly 247.71 feet to a concrete monument; thence South 52 degrees 40 minutes West 59.01 feet to a concrete monument; thence around a curve to the right with a radius of 359.27 feet southwesterly 186.57 feet to the point of beginning, containing 1.53 acres.

Being the same property conveyed to Morehead Enterprises, LLC, by deed from G. Philip Morehead and Karen M. Seyfert, as Co-Trustees of the George P. Morehead Living Trust dated October 4, 2001 (as amended and restated), of record in Instrument No. 20110114-0003938, Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous instrument of record. A new legal description was not prepared for this transaction. This conveyance is subject to the following:

1. 2019 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on Plan of record in Book 4660, page 9, Register's Office for Davidson County, Tennessee.

3. Easements and reservations in favor of United States of America as set forth in Book 2152, page 347, Register's Office for Davidson County, Tennessee.

4. Easements or right-of-way conveyed to Louisville and Nashville Railroad Company of record in Book 2293, page 573, Register's Office for Davidson County, Tennessee.

5. Easements conveyed in instruments of record in Book 2499, page 79; Book 2499, page 86 and Book 2707, page 619, Register's Office for Davidson County, Tennessee.

6. Restrictive covenants contained in instrument of record in Book 2708, page 87, Register's Office for Davidson County, Tennessee, as amended by instruments of record in Book 2741, page 553; Book 3029, page 174 and Book 3221, page 12, Register's Office for Davidson County, Tennessee.

7. Easements conveyed in instrument of record in Book 4196, page 214, Register's Office for Davidson County, Tennessee.

8. Deed of Trust executed by Morehead Enterprises, LLC to Stuart Jones, Esq., Trustee for First State Bank, dated March 15, 2013, of record in Instrument No. 20130318-0026796, Register's Office for Davidson County, Tennessee, as modified by Modification of Deed of Trust of record in Instrument No. 20180525-0050422, Register's Office for Davidson County, Tennessee. The indebtedness secured by this Deed of Trust shall be paid by Grantor from proceeds of purchase money financing extended by Grantor to Grantee simultaneously herewith.

This is improved property known as 2972 Sidco Drive, Nashville, TN 37204.

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, his heirs and assigns, forever; and it further covenants and binds itself, its successors and assigns, to specially warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

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

MOREHEAD ENTERPRISES, LLC, a
Tennessee limited liability company

By: _____
Phil Morehead, Manager

STATE OF TEXAS)
COUNTY OF TAYLOR)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **PHIL MOREHEAD,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is **MANAGER**, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

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

_____
Notary Public

My Commission Expires: 01-24-22

JILL W. BEATTY
Notary Public, State of Texas
NOTARY ID # 00612420-4
My Commission Exp 01-24-22

767880.1/200736

True Copy Certification

I, Wesley D. Turner, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

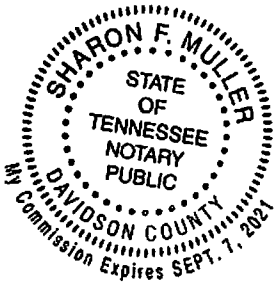
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Sharon F. Muller, a notary public for this county and state, Wesley D. Turner who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: _____

Notary's Seal



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