Karen Johnson Davidson County
Batch# 222085 DEEDWARR
04/25/2019 02:08:30 PM 4 pgs
Fees: $23.00 Taxes: $1,850.00
20190425-0038272

WARRANTY DEED

Sondra Brown State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $500,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 18TH DAY OF APRIL, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/3/2020

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 19-5444H

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Inglewood, LLC	SAME AS NEW OWNER	061-15-0-235.00
258 Cherokee Station Dr.		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

RACHEL RAE FINEGOOD AS SUCCESSOR TRUSTEE FOR THE FINEGOOD FAMILY TRUST

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

INGLEWOOD, LLC

HEREINAFTER CALLED THE GRANTEE(S), 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. 1, and Lot No. 2 and the southerly half of Lot No. 3 on the Plan of Map of M.N. Young's Inglewood Annex of record in Plat Book 547, Page 197, in the Register's Office for Davidson County, Tennessee, and further described a follows:

All that certain piece, parcel, or tract of land situate, lying, and being located in Davidson County, State of Tennessee, containing 0.566 acres, as shown on a plat entitled "ALTA/ACSM Land Title Survey for Sun Trust-Unit #337", dated December 9, 2005, prepared by Barrett Surveying Group (R. Scott Barrett, PLS, TN Registration No. 2473) and according to said plat having the following metes and bounds to wit:

Beginning at an iron pin found 1/2" rebar with cap (Labeled as P.O.B) on the southeastern right- of-way of Gallatin Pike and the common corner of N/F Rohney & Linda F. Boyd (DB 7752- 669), thence running along the common property line of N/F Rohney & Linda F. Boyd S 63 deg. 59' 08" E 183.44 feet to an iron pin found 1/2" open top at the common corner of N/F Dorothy H. Hall and Robert L. Armstrong (DB 11606-404), thence running along the common property line of N/F Dorothy H. Hall and Robert L. Armstrong, N/F Orsorio Jackson (DB 20051104013404l) and N/F Donald Boatwright (DB 882-695) S 25 deg. 36' 31" W 137.04 feet to an iron pin found 1/2" rebar at the common corner of N/F Mason-Gravlee Enterprises & West, W.M.G. etux (DB 10815-634), thence running along the common line of N/F Mason-Gravlee Enterprises & West, W.M.G. etux N 64 deg. 06' 36" W 175.82 feet to an iron pin found 1/2" rebar bent on the southeastern right-of-way line of Gallatin Pike, thence running along the right-of- way line of Gallatin Pike N 22 deg. 26' 07" E 137.69 feet to the point of beginning.

Being the same property conveyed to The Finegood Family Trust by Warranty Deed from Paladins 3914 Gallatin, LLC, a Delaware limited liability company of record in Instrument Number. 20060925-0118230 Register's Office for Davidson County, Tennessee, dated September 13, 2006 and recorded on September 25, 2006.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR DAVIDSON, TENNESSEE.

This is property known as 3914 Gallatin Pike, Nashville, TN 37216

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 on the 18th day of April, 2019.

Rachel Rae Finegood as Successor Trustee for The Finegood Family Trust

BY: Rachel Rae Finegood

Rachel Rae Finegood, Successor Trustee

STATE OF _____

COUNTY OF _____

Personally appeared before me, the undersigned, a notary public of said County and State, the within named Rachel Rae Finegood, Successor Trustee of the The Finegood Family Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand and official seal, this 18th day of April, 2019.

*See attached document.

Notary Public _____

My Commission Expires: _____

File #: 19-5444H

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Los Angeles)

On Oct 18 2019 before me, Andres B. Midence, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Rachel Rae Finegood
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

ANDRES B. MIDENCE
Notary Public - California
Los Angeles County
Commission # 2183708
My Comm. Expires Feb 17, 2021

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY