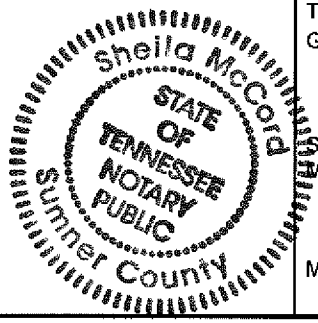
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $16,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of May, 2019.

Notary Public

MY COMMISSION EXPIRES: 2/1/23

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
TLC Properties, Inc.	TLC Properties, Inc.	095-15-0-039.00
(NAME) 1993 Southerland Drive	(NAME) 1993 Southerland Drive	Karen Johnson Davidson County Batch# 225263 DEEDWARR 05/02/2019 03:39:30 PM 3 pgs Fees: $18.00 Taxes: $61.05 20190502-0041211
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, **James H. Hillis Jr.**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **TLC Properties, Inc.**, hereinafter called the GRANTEE(S), its successors and/or 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 an irregular shaped tract of land in Nashville, Davidson County, Tennessee lying on the south margin of the new relocated Elm Hill Pike between Sims branch and the property conveyed to Nashville Electric Service (City of Nashville) and described as follows:

Beginning at the Northwest corner of Lot 2 of Jack-In-The Box Elm Hill Pike at McGavock Pike, as of record in Instrument #20010525-0054768 in the Register's Office for Davidson County, Tennessee, point also being on the southern right-of-way line of the relocated Elm Hill Pike; thence the next three (3) courses being along said southern right-of-way, point also being on a curve to the right having a radius of 954.93 feet having a chord of North 83 degrees 01 minutes 38 seconds East, 5.44 feet; (1) along said curve an arc distance of 5.44 feet; (2) North 09 degrees 54 minutes 00 seconds East a distance of 10.10 feet to a curve to the right having a radius of 964.62 feet having a chord of South 85 degrees 18 minutes 44 seconds East, 370.89 feet; (3) along said curve and arc distance of 373.22 feet; thence leaving said southern right-of-way also being the north margin of the above mentioned Nashville Electric Service property recorded in Book 2157, page 251; thence South 79 degrees 14 minutes 36 seconds West a distance of 9.00 feet; thence South 10 degrees 45 minutes 25 seconds East a distance of 85.19 feet to a northwestern corner of Lot 1 of the aforementioned Jack-In-The Box Elm Hill Pike at McGavock Pike plat; thence South 73 degrees 34 minutes 47 seconds West a distance of 142.82 feet to a northeastern corner of the aforementioned Lot 2 of the Jack-In-The Box Elm Hill Pike at McGavock Pike said point also being in the center of Sims Branch; thence the next five (5) courses being along the north line of said Lot 2, and said Sims Branch; (1) North 22 degrees 53 minutes 51 seconds West a distance of 41.27 feet; (2) North 42 degrees 05 minutes 30 seconds West a distance of 67.46 feet; (3) South 83 degrees 30 minutes 34 seconds West a distance of 113.28 feet; (4) North 76 degrees 08 minutes 07 seconds West a distance of 63.46 feet; (5) North 11 degrees 43 minutes 55 seconds West a distance of 56.14 feet to the **Point of Beginning**, containing 36,228 square feet or 0.83 acres more or less, according to a survey from Elite Surveying Services, LLC on April 4, 2019.

4, 2019.

Being the same property formerly known as Tract I and Tract II, conveyed to James H. Hillis, Jr. by Warranty Deed dated 01/28/2005 from Bobby W. Howard and wife, Rebecca P. Howard of record in Instrument 20050211001607l, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2019 and subsequent years, a lien not yet due and payable; Easement of record in Book 2157, Page 251, Register's Office for Davidson County, Tennessee; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4260, Page 16, Register's Office for Davidson County, Tennessee; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4371, Page 173, Register's Office for Davidson County, Tennessee; Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4789, Page 854, Register's Office for Davidson County, Tennessee; Subject to rights of others in possession under the terms and conditions contained in the Memorandum of Lease Agreement of record in Instrument 20090529004948l, Register's Office for Davidson County, Tennessee. Assignment of Memorandum of Lease Agreement of record in Instrument 20090529004948l, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☑

This is improved ☐ property, known as 2351 Elm Hill Pike, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), its successors and/or assigns forever; and we do covenant with the said GRANTEE(S) that 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 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 GRANTEE(S), its successors and/or 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 ~~1st day of May~~ April 29th, 2019.

James H. Hillis Jr.

State of Washington
County of Thurston

Personally appeared before me James H. Hillis Jr., 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 purposes therein contained.

WITNESS my hand and seal this ~~1st day of May~~ 29th day of April 2019.

Notary Public Theresa Anderson
My Commission Expires: Jan 9, 2020

THERESA ANDERSON NOTARY PUBLIC STATE OF WASHINGTON JAN 09, 2020

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

TRUE COPY CERTIFICATON

I, Jill Simmons, 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 WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of April, 2019.

Notary Public

My Commission Expires: 9.16.2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY