WARRANTY DEED

Karen Johnson Davidson County
Batch# 229127 DEEDWARR
05/13/2019 11:02:41 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20190513-0044613

April G. Nichols Notary Public State of Tennessee Williamson County

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of April, 2019

Notary Public

MY COMMISSION EXPIRES: 10-30-2019
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Choice City Homes, LLC	NewOwner	
(NAME)	(NAME)	
2505 and 2507 Brick Church Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20190990

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Moore-Tisdale, LLC**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Choice City Homes, LLC,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Tract 1 - Map 71-2; Parcel 91.01

Land situated in Davidson County, Tennessee, described according to a survey by Phillip E. Holmes, Jr., RLS# 1728, dated July 6, 2004, as follows, to-wit:

Beginning at an iron pin on the easterly margin of Brick Church Pike and the southwesterly corner of The Clinard Company, Inc. property, as of record in Instrument Number 20030304-0028348, Register's Office for Davidson County, Tennessee and being more particularly described as follows: Thence leaving Brick Church Pike, N 85 degrees, 31', 20" E, 7.05 feet to Point of Beginning; Thence N 73 degrees 11' 00" E, 169.65 feet to an iron pin; Thence S 05 degrees 56' 32' W, 67.00 feet to an iron pin; Thence S 71 degrees, 20' 32" W, 150.16 feet to an iron pin; Thence N 11 degrees 22' 20" W, 66.91 feet to the Point of Beginning, containing 10,223.82 square feet or 0.23 acres, more or less.

Tract 2 - Map 71-2; Parcel 92

Land situated in Davidson County, Tennessee, described according to a survey by Phillip E. Holmes, Jr., RLS# 1728, dated July 6, 2004, as follows, to-wit:

Beginning at an iron pin on the Brick Church Pike and the Metropolitan Government property, as of record in Book 10005, page 740, Register's Office for Davidson County, Tennessee and being more particularly described as follows: Thence with a curve to the right, having a central angle of 00 degrees 11'16", a radius of 11,417.16 feet and an arc length of 37.42 feet to a point; Thence S 11 degrees 22' 20" E, 59.61 feet to an iron pin; Thence N 85 degrees 31' 20" E, 5.03 feet to an iron pin; Thence N 71 degrees 20'32" E, 150.16 feet to an iron pin; Thence S 05 degrees 56' 32' W, 102.70 feet to an iron pin; thence S 70 degrees 34' 43' W, 124.54 feet to the Point of Beginning, containing 13,158.72 square feet or 0.30 acres, more or less.

BEING the same property conveyed to Moore-Tisdale, LLC by Warranty Deed from Henry Herman Southerland, Jr. and wife, Connie J. Southerland dated July 12, 2004 and filed of record in Instrument No. 20040713-0083518, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 2505 and 2507 Brick Church Pike, Nashville, TN 37207
(House No.) (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 GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 16th day of April, 2019

Moore-Tisdale, LLC

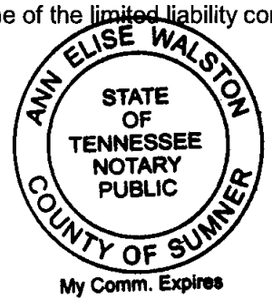
BY: _____
Robert D. Moore
Member

BY: _____
Billy J. Tisdale
Member

STATE OF Tennessee)
County OF Sumner)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Robert D. Moore, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Member (or other officer authorized to execute the instrument) of Moore-Tisdale, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Member (or other authorized officer).

Witness my hand, at office, this 16th of April, 2019.



_____
Notary Public
My Commission Expires: 3-2-2021

STATE OF Tennessee)
County OF Sumner)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Billy J. Tisdale, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Member (or other officer authorized to execute the instrument) of Moore-Tisdale, LLC, the within named bargainor, a limited liability company, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as Member (or other authorized officer).

Witness my hand, at office, this 16th of April, 2019.



_____
Notary Public
My Commission Expires: 3-2-2021