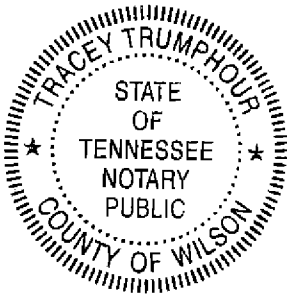
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of May, 2019.

Notary Public

MY COMMISSION EXPIRES: 5.17.21

(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
John Mires	John Mires	084-16-0-170.00
(NAME)	(NAME)	
141 West Division Street	141 West Division Street	
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 229919 DEEDWARR
05/14/2019 03:26:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.00
20190514-0045476

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, **J. Gary Allen**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **John Mires**, hereinafter called the GRANTEE(S), his heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Beginning at a set mag nail with washer in the eastern right of way of Shady Grove Road corner with Fred O. Williams recorded in Deed Book 8864 Page 19 in the Davidson County Register of Deeds said mag nail being located **North 02 Degrees 57 Minutes 07 Seconds East 100.00'** from a found ½" diameter iron rebar with cap RLS 1170, thence with said right of way **North 02 Degrees 11 Minutes 20 Seconds West for 100.00 feet** to a set mag nail with washer common corner with J. Gary Allen recorded in Deed Book 5807 Page 452 in the Davidson County Register of Deeds;
Thence with said line **South 88 Degrees 21 Minutes 30 Seconds East for 200.59 feet** to a set 5/8" iron rebar with TTL Cap in the line of Shady Grove Partners recorded in Deed Instrument Number 20151027-010938 in the Davidson County Register of Deeds; Thence with said line **South 02 Degrees 11 Minutes 20 Seconds West for 110.00 feet** to a found ½" diameter iron rebar common corner with Michael S. Petty recorded in Deed Instrument Number 20060412-0042242 in the Davidson County Register of Deed (Lot 4 B.H.W Corporation, Plat Book 5200 Page 555) and common corner Fred O. Williams recorded in Deed Book 8864 Page 19 in the Davidson County Register of Deeds; Thence with said line **North 88 Degrees 21 minutes 30 Seconds West for 200.59 feet** to the point of beginning.

Parcel containing **0.51 Acres more or less. (22,064.07 square feet more or less)**

Land description prepared by Kenneth D. Church, RLS TN 1004, 5010 Linbar Drive, #153, Nashville, Tennessee 37211, phone number 315-332-2651 per survey dated May 7, 2019. Source of North per Plat Book 5200 Page 555.

This Property is the same property as described below:
Land in the Third Civil District, formerly the Second Civil District, of Davidson County, Tennessee, being Lot No.

18 and the southerly 10 feet of Lot No. 19, on the Map of Donelson Heights Subdivision of Davidson County, Tennessee, not of record, and described according to a blue print of said map made July 9,1921, by Earl Drake, as follows:

Said Lot No. 18 and the southerly 10 feet of Lot No. 19 fronts 110 feet on the easterly side of a 30-foot avenue, known as Shady Grove Avenue, and runs back between parallel lines 200 feet to the west line of Lot No. 23 of said map.

Being the same property conveyed to Robert E. Earheart and J. Gary Allen by Installment Deed dated 11/28/1972 from Herbert D. Gentry and wife, Agnes C. Gent of record in Book 4658, Page 940; and also being the same property conveyed to J. Gary Allen by Quit Claim Deed dated 10/02/1981 from Robert E. Earheart and wife, Lucretia Earheart of record in Book 5807, Page 454, Register's Office for Davidson County, Tennessee.

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 219 Shady Grove Drive, 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), his heirs 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), his heirs 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 10th day of May, 2019.

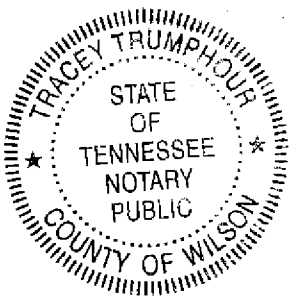
J. Gary Allen

State of TENNESSEE
County of Wilson

Personally appeared before me J. Gary Allen, 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 10th day of May, 2019.

Notary Public Tracey Trumphour
My Commission Expires: 5.17.21



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