Karen Johnson Davidson County
Batch# 249794 DEEDWARR
06/27/2019 03:37:39 PM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20190627-0062729

Warranty Deed

SASHA QUALKENBUSH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Comm. Expires October 25, 2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,100,000.00 Affiant Subscribed and sworn to before me, this the 21st day of June, 2019. Notary Public My commission expires: October 25, 2022

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Imagine Rental, LLC	New Owner	06513013400 & 06513000300
4811 Lebanon Pike, Suite 200		
Hermitage, TN 37076		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **HERMITAGE RENTALS, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **IMAGINE RENTAL, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN THE 11TH COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING THE REMANING PART OF THE BUSH COMMERCIAL SUBDIVISION RECORDED IN BOOK 5210, PAGE 179, REGISTER' S OFFICE FOR SAID COUNTY, A PART OF BIG HORN DRIVE CLOSED BY METRO COUNCIL BILL NO. BL2019-1610 AND A PART OF LOT 1 ON THE PLAN OF BASS & SMITH COMMERCIAL SUBDIVISION RECORDED IN BOOK 4715, PAGE 72, R.O.D.C., DESCRIBED TO WIT:

BEGINNING IN THE NORTH RIGHT OF WAY OF LEBANON PIKE AT THE SOUTHEASTERLY TURN-OUT OF BIG HORN DRIVE, AS RELOCATED;

THENCE WITH THE SAID RELOCATED BIG HORN DRIVE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 15.75 FEET, A DISTANCE OF 37.72 FEET;

THENCE CONTINUING WITH BIG HORN DRIVE, ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 137 FEET, A DISTANCE OF 49.25 FEET;

THENCE WITH SAID DRIVE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 221.05 FEET, A DISTANCE OF 74.89 FEET;

THENCE CONTINUING WITH SAID DRIVE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 187.25 FEET, A DISTANCE OF 163.66 FEET TO AN IRON PIN;

THENCE LEAVING SAID BIG HORN DRIVE, ALONG THE NORTH LINE OF LOT 1 ON THE PLAN OF BASS & SMITH COMMERCIAL SUBDIVISION N 75° 33' 35" E, 162.81 FEET TO A CONCRETE MONUMENT;

THENCE ALONG THE EAST LINE OF SAID SUBDIVISION S 9THENCE ALONG THE EAST LINE OF SAID SUBDIVISION S 9° 12' 31" E, 235.50 FEET TO THE NORTH RIGHT OF WAY OF LEBANON PIKE;

THENCE WITH SAID RIGHT OF WAY S 76° 03' 33" W, 137.90 FEET;
THENCE S 75° 35' 32" W, 77.29 FEET;

THENCE S 75° 41' 04" W, 91.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.1 ACRES, MORE OR LESS.

Being a portion of the same property conveyed to Hermitage Rentals, a Tennessee General Partnership by Warranty deed from Johnny F. Moore and wife, Susie Moore of record in Instrument No. 20020502-0054012 Register's Office for Davidson County, Tennessee, dated April 29, 2002 and recorded on May 2, 2002.

Being also known as 4807 Lebanon Pike Hermitage, TN 37076.

Being the same property conveyed to Hermitage Rentals, a Tennessee General Partnership composed of John R. Gillette, Carolyn S. Gillette, GH&C Investments, and Bobby Aaron Bass by Quitclaim deed from Harry D. Bass, Trustee of record in Book 8169, page 160, Register's Office for Davidson County, Tennessee, dated July 13, 1990 and recorded on August 6, 1990.

Being the same property conveyed to Hermitage Rentals, a Tennessee General Partnership composed of John R. Gillette, Carolyn S. Gillette, GH&C Investments, and Harry D. Bass by Quitclaim deed from Hermitage Rentals, a Tennessee General Partnership composed of John R. Gillette, Carolyn S. Gillette, GH&C Investments, and Bobby Aaron Bass of record in Book 10197, page 543, Register's Office for Davidson County, Tennessee, dated September 11, 1996 and recorded on September 20, 1996.

Being also known as 4811 Lebanon Pike Hermitage, Tennessee 37076.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 4807 & 4811 Lebanon Pike Hermitage, TN 37076, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 21st day of June, 2019.

Hermitage Rentals, a Tennessee General Partnership

By: _____
John R. Gillette, Authorized Partner

By: _____
H. Don Bass, Authorized Partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named John R. Gillette, Partner and H. Don Bass, Partner, 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 the Authorized Partners of Hermitage Rentals, a Tennessee General Partnership, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said partnership for the purposes therein contained.

Witness my hand and seal this 21st day of June, 2019.

_____
Notary Public

My Commission Expires: October 25, 2022

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires October 25, 2022