WARRANTY DEED

Karen Johnson Davidson County
Batch# 255168 DEEDWARR
07/11/2019 09:15:19 AM 3 pgs
Fees: $18.00 Taxes: $2,701.00

20190711-0067517

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $730,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9TH DAY OF JULY, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/22/21
(AFFIX SEAL)

JOSH HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES NOVEMBER 22, 2021

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
4341 Pecan Valley Rd, LLC, a Tennessee limited liability company	4341 Pecan Valley Rd, LLC, a Tennessee limited liability company	056 00 0 024.00 and 056 00 0 025.00
(NAME)	(NAME)	
4341 and 4335 Pecan Valley Rd	7520 Charlotte Pike	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN, 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **Kenneth M. Brown and Karen R. Brown, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **4341 Pecan Valley Rd, LLC, a Tennessee limited liability company**, 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 I

Land in the 13th Civil District of Davidson County, Tennessee, beginning at a point in the southerly margin of Back Creek, the southwest corner of a tract of land owned by Lee Cantrell; thence with Cantrell's western boundary line, north 21-1/2 degrees west 1062 feet to a point; thence south 25-1/2 degrees west 206.8 feet to a stake; thence South 21-1/2 degrees east 1060 feet to a stake in the southerly margin of Back Creek; thence with the southerly margin of Back Creek, north 25-1/2 degrees east 208.8 feet to a point of beginning, containing five acres, more or less. Included in this description but excluded from this conveyance is a right of way for Back Creek Road.

Being the same property conveyed to Kenneth M. Brown, unmarried by Warranty Deed from Phillip Perry and wife, Agnes Perry dated June 15, 1993 and recorded June 16, 1993 in Book 8983, Page 490, in said Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Kenneth M. Brown and wife, Karen R. Brown, as tenants by the entirety by Quitclaim Deed from Kenneth M. Brown dated March 6, 1998 and recorded March 18, 1998 in Book 10842, Page 657, in said Register's Office for Davidson County, Tennessee.

Property Address: 4341 Pecan Valley Road, Nashville, TN 37218

File Number: GRN-1905409FC

Parcel ID: 056 00 0 024.00

TRACT II

Land in the 13th, formerly the 25th, Civil District of Davidson County, Tennessee, described according to a loan survey made by T. R. Sanford, Surveyor, August 22, 1961, as follows:

Beginning at a point in the southerly margin of Back Creek Road, 208.8 feet westerly from the southwesterly corner of a tract of land owned by Lee Cantrell; thence north 21 ½ degrees west along a fence line 1060 feet to a point; thence south 64 1/2 degrees west 208.8 feet to a point, the northeasterly corner of a tract of land owned by Theordore H. Pate; thence south 21 1/2 degrees east along Pate's easterly line, 1062 feet to a point in the northerly margin of said Back Creek Road; thence north 64 1/2 degrees east with the margin of the same, 208.8 feet to the point or beginning.

Being the same property conveyed to Kenneth M. Brown and wife, Karen R. Brown by Warranty Deed from Samuel E. Schubert and wife, Dorris L. Schubert dated March 20, 2002 and recorded March 27, 2002 as Instrument No. 20020327-0037371, in said Register's Office for Davidson County, Tennessee.

Property Address: 4335 Pecan Valley Road, Nashville, TN 37218
Parcel ID: 056 00 0 025.00

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4341 and 4335 Pecan Valley Rd, Nashville, TN 37218

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 we do covenant with 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 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 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 our hands this 9th day of July, 2019

Kenneth M. Brown

Kenneth M. Brown

Karen R. Brown

Karen R. Brown

File Number: GRN-1905409FC

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Kenneth M. Brown and Karen R. Brown, husband and wife, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th of July, 2019.

Notary Public

My Commission Expires:

(SEAL)



File Number: GRN-1905409FC