WARRANTY DEED

Karen Johnson Davidson County
Batch# 266305 DEEDWARR
08/02/2019 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20190802-0076810

B-JA-19-2505

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,000,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st 1st DAY OF JULY, 2019.
Aug.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LENA McCLAIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. JUNE 04, 2022

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Anderson Chapman Investments, LLC, a Tennessee Limited Liability Company	Anderson Chapman Investments, LLC	09511013400
(NAME)	(NAME)	
112 Mockingbird Road	112 Mockingbird Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37205	
(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 consideration, the receipt of which is hereby acknowledged, **SEG INVESTMENTS, LP, A TENNESSEE LIMITED PARTNERSHIP, AS SUCCESSOR IN INTEREST TO THE DAVID W. GAW FAMILY LIMITED PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDERSON CHAPMAN INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lots 19, 20 and 21, and part of Lot 16, on the plan of Merry Oaks Subdivision, Section II, as of record in Book 2133, Page 8, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lots 19, 20 and 21 adjoin and front together 269 feet on the westerly side of Merry Oaks Drive and extend back 121.1 feet on the northerly line of Lot No. 19 and 289.7 feet on the southerly line of Lot 21, which is a broken line, to a dead line in the rear on which they measure 339.4 feet.

INCLUDED IN THE ABOVE DESCRIPTION, BUT SPECIFICALLY EXCLUDED FROM THIS TRANSACTION IS THE FOLLOWING PROPERTY:

From the point of beginning, said point being the beginning of a curve on the existing western right-of-way of Merry Oaks Drive, further described as being 25.14 feet left of Merry Oaks Drive centerline station 3 + 53.57 as shown on plans for McGavock Pike (Project No. 90-R-41 developed for Metropolitan Nashville Department of Public works by Hart- Freeland - Roberts, Inc.

Said curve having a central angle 111-20'03", radius 50.00 feet, chord bearing N 11-22'19" W, and chord distance 82.58 feet. Along the said curve for an arc distance of 97.16 feet to the end of the curve. To the beginning of a curve, said curve having central angle 051-37'-41, radius 25.00 feet, chord bearing N 18-28'-52"E, and chord distance 21.77 feet. Along the said curve for an arc distance of 22.53 feet to the end of the curve. Thence S 05-16'29" E for 102.04 feet to the point of beginning.

Being the same property conveyed to The David W. Gaw Family Limited Partnership, a TN Limited Partnership by Warranty Deed from Peggy Litsey, a widow of record in Book 10368, page 487, Register's Office for Davidson County, Tennessee, dated February 28, 1997 and recorded on March 4, 1997. The David W. Gaw Family Limited Partnership, having since changed its name to G.E.P, LP, was the non-surviving entity in a merge with SEG Investments, LP. SEG Investments, LP is the successor in interest to the David W. Gaw Family Limited Partnership.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page 8, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2096 , Page 1 and Book 3827, page 808, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 8766, Page 729, in the Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2505 and 2525 Merry Oaks Dr, Nashville, Tennessee 37214**.

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), their heirs and 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), 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 my/our hand(s) this the 31st DAY OF JULY, 2019.

SEG Investments, LP, a Tennessee limited partnership, as successor in interest to the David W. Gaw Family Limited Partnership

General Partner
J.D. Management, Inc., a Tennessee Corporation

By:_____
Jeffrey Gaw, Authorized Agent

STATE OF Tennessee
County OF Davidson

On this the 31st day of July, 2018, before me personally appeared Jeffrey Gaw, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath acknowledged himself to be the Authorized Agent of J.D. Management, Inc., a Tennessee Corporation, General Partner of SEG Investments, LP, a Tennessee limited partnership as successor in interest to the David W. Gaw Family Limited Partnership, the within named bargainor, a partnership, and that he as such Authorized Agent of J.D. Management, Inc, General Partner of SEG Investments, LP, a Tennessee limited partnership as successor in interest to the David W. Gaw Family Limited Partnership, being authorized so to do, executed the foregoing instrument for the purpose therein contained.

Witness my hand and Official Seal this the 31st day of July, 2019.

_____
Notary
My Commission Expires: 5/3/21

ADAM H JEFFERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

MID SOUTH TITLE SERVICES, LLC
1715 Aaron Brenner Dr., Suite 401
Memphis, TN 38120
MST# 2019070569 LM

True Copy Certification

I, **Lena McClain**, 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 Shelby

Personally appeared before me, Jill Preston, a notary public for this county and state, **Lena McClain**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

Notary Seal:

