Box #14
GP# 32227.3

WARRANTY DEED

Karen Johnson Davidson County
Batch# 272969 DEEDWARR
08/19/2019 09:21:06 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20190819-0082604

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $225,000.00

Affiant

Subscribed and sworn to before me, this the 14th day of August, 2019.

Notary Public

My commission expires: 1/17/21
(AFFIX SEAL)

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Sylvan Meadows, LLC	"New Owners"	114-00-0-354.00
7651 Old Charlotte Pike		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Nioka Star Jones , unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sylvan Meadows 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:

Beginning at a PK nail set at the centerline intersection of Old Charlotte Pike (Public Road-no specific width assigned by Metro Public Works) and Sullivan Hollow Rd. (Private) and being the northeast comer of the herein described tract; thence with the centerline of the said Sullivan Hollow Road, the following calls:

S 05°31'55" W a distance of 255.30'; thence S 14° 29'29" E a distance of 67.91'; thence S 06 °46'06 W a distance of 102.87'; thence S 16°11'55" W a distance of 215.22'; thence S 19 °18'17" W a distance of 144.92'; thence S 21°40'53" W a distance of 230.92'; thence S 20°02'54" W a distance of 360.0'7"; thence S 22°10'50" W a distance of 172.45'; thence S 27° 42'25" W a distance of 307.11'; thence S 23°13'24" W a distance of 199.10'; thence S 16°05'40" W a distance of 148.13'; thence S11°24'19" W a distance of 236.73'; thence S 36°47'41" W a distance of 99.31'; thence S 57° 22'25" W a distance of 114.73'; thence S 48° 12'40" W a distance of 141.05'; thence S 40°14'22" W a distance of 200.62'; thence S 28° 23'41" W a distance of 252.72'; thence S 58 °39'51" W a distance of 84.30';

Thence leaving the aforesaid Sullivan Hollow Rd. and along or near the line of Michael Perkins as recorded in Instrument Number 20160329-0029467, Register's Office for Davidson County, Tennessee. N 12°08'23" W a distance of 1072.33' to an iron pin found; thence continuing with Perkins, S 75°55'17" W a distance of 301.94'to an iron pin found; thence along or near the line of James Shaw Jr., as recorded at Instrument Number 20160329-0029467 the following calls: N 30°50'26" E a distance of 494.66' to an Iron pin found; thence N 53°37'16" E a distance of 140.58' to an iron pin found; thence N 51°47'25" E a distance of 94.85' to an iron pin found; thence N 65°03'51" E a distance of 157.14' to an iron pin found; thence N 37°15'59" E a distance of 518.34' to an Iron pin found; thence N 22°30'24" E a distance of 272.63' to an iron pin found; thence N 09°00'15" E a passing an existing Iron pin at 634.09', in all 687.56 to a PK set in the centerline of Old Charlotte Pike; thence with said centerline the following calls: N 89°15'38" E a distance of 165.25' thence S 83°59'52 E a distance of 104.65'; thence S 86° 26'11" E a distance of 112.37'; thence S 88°51'49" E a distance of 91.06'; thence N 87°09'47" E a distance of 109.43'; thence N 79°50'04" E a distance of 105.20'; thence N 76°21'18" E a distance of 17.68'; to the point of beginning and containing 49.51 acres, according to a survey made by Jesse Walker, Civil Engineer, dated August 14, 2019.

BEING all of the same property conveyed to Julian P. Jordan, Jr., by deed dated 09/06/1961, from Hazel Jordan Derryberry, of record in Book 3279, page 357, said Register's Office. The said Julian P. Jordan, Jr., having conveyed to Julian P. Jordan, Jr., and wife, Jewell Jordan, by deed dated 01/24/1963, of record in Book 3503, page 404, said Register's Office. Julian P. Jordan, Jr., having since died on 05/12/1975, the said property was vested in Jewel Barnhill Jordan (AKA Jewel Jordan) as the surviving tenant by the entirety. Jewel Barnhill Jordan, a widow, now unmarried, quitclaimed the property to her daughter, Mary Margarette Jordan, her grandson, James William Shaw, Jr., and her granddaughter, Allison LaRue Shaw, in equal shares, as tenants in common, by Quitclaim Deed dated 02/13/2001, of record in Instrument No. 20010215-0014679, said Register's Office. The said Mary Margarette Jordan having since died on 07/22/2015, leaving a Last Will and Testament which was probated under Case No. 15P1244, in Probate Court for Davidson County, Tennessee.

Pursuant to said Will her one-third interest (1/3) was devised to her son, James William Shaw, Jr. James William Shaw, Jr., and Allison LaRue Shaw, own said property together as tenants in common, and James William Shaw, Jr., having conveyed his interest to Allison LaRue Shaw by a Deed of Partition, dated 03/30/2018, of record in Instrument No. 20180418-0036474, said Register's Office. Scrivener's Affidavit of record in Instrument No. 20180516-0046539, said Register's Office.

Allison LaRue Shaw having quitclaimed to Nioka Star Jones by Quitclaim Deed dated 10/05/2018, of record in Instrument No. 20181115-0112570, said Register's Office. James William Shaw, Jr., having quitclaimed to Nioka Star Jones, by Quitclaim Deed, dated 01/24/2019, of record in Instrument No. 20190207-0011772, said Register's Office.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Plan Book 1, Page 48, Chancery Court in Davidson County, Tennessee;

2) Articles of Organization of record in Instrument No. 20080110-0003172, Register's Office for Davidson County, Tennessee;

3) Correction to the Articles of Organization changing the name to Sylvan Meadows, LLC, of record in Instrument No. 20080507-0047321, Register's Office for Davidson County, Tennessee;

4) Agreement for Dedication of Easement for Water Line of record in Book 5575, Page 546, Register's Office for Davidson County, Tennessee;

5) Taxes for 2019, a lien not yet due and payable, which have been prorated and assumed by the Grantee's herein, and subsequent years, not yet due and payable.

This is Improved (____) Unimproved (_X__) property, known as **0 Old Charlotte Pike Nashville, TN 37209**

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 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 my/our hand(s) this **14th** day of **August, 2019.**

Nioka Star Jones

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Nioka Star Jones,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **14th** day of **August, 2019.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21