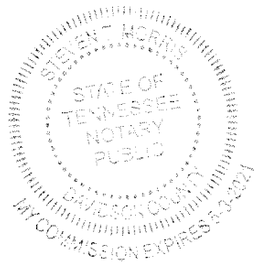
Karen Johnson Davidson County
Batch# 273635 DEEDWARR
08/20/2019 08:16:30 AM 3 pgs
Fees: $18.00 Taxes: $476.89
20190820-0083153

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $128,888.00. Affiant Subscribed and sworn to before me, this the 15th day of August, 2019. Notary Public My commission expires: 5-3-21

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:
NashvilleRealtyGroup.com, LLC		04000004700 and 040000050000
P.O. Box 60555	New Owner	
Nashville, TN 37206		

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, **GOOBER'S ROADHOUSE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NASHVILLEREALTYGROUP.COM, LLC, A TENNESSEE LIMITED LIABILTY 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 situated in Davidson County, Tennessee,

BEING land located in the 14th Civil District of Davidson County, Tennessee, beginning at a point in the easterly margin of Whites Creek Pike at its intersection with Old Hickory Boulevard; thence along the right-of-way of Old Hickory Boulevard along a radius of 938.38 feet, a distance of 401.15 feet to an iron pin; thence South 25 deg. 59'39" East 319.03 feet to an iron pin to a point; thence South 46 deg. 15'21" West 62.04 feet to a point located in the center of Earthman Creek; thence North 41 deg. 14'00" West 99.31 feet to a point along the center line of said creek; thence North 59 deg. 39'40" West 73.74 feet to a point along the center line of said creek; then North 75 deg. 50'35" West 67.27 feet to a point along said center line of the creek; thence South 86 deg. 9'16" West 49.36 feet to point along said center line of creek; thence South 64 deg. 28'35" West 76.13 feet to a point along said center line of creek; thence North 86 deg. 50'03" West 174.31 feet to a point located in the easterly margin of Whites Creek Pike; thence along said pike North 3 deg. 25'5" West 152.42 feet to the point of beginning.

Less and except that property sold to the State of Tennessee at Instrument No. 20160112-0003217.

Being the same property conveyed to Goober's Roadhouse, LLC by Warranty deed from Gary B. Thompson of record in Instrument No. 20030512-0063130 Register's Office for Davidson County, Tennessee, dated May 2, 2003 and recorded on May 12, 2003.

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 4421 Whites Creek Pike Nashville, TN 37189, 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 15th day of August, 2019.

Goober's Roadhouse, LLC

Marc Oswald, President

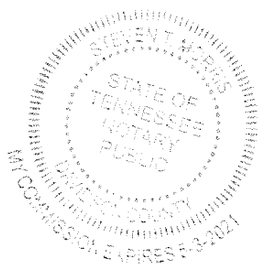
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Marc Oswald, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the President of Goobers Roadhouse, LLC, a Tennessee limited liability company, and that she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 15th day of August, 2019.

Notary Public

My Commission Expires: 5-3-21



True Copy Certification

I, **Angie Lawless**, 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 **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

