Karen Johnson Davidson County
Batch# 275685 DEEDWARR
08/23/2019 10:22:04 AM 5 pgs
Fees: $28.00 Taxes: $3,145.00
20190823-0084950

This Instrument Prepared By:
Watauga Title and Escrow Co., LLC
Thomas I. Bottorff, Attorney-at-Law
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

ADDRESS NEW OWNER:
H.G. Hill Realty Company, LLC
3011 Armory Drive, Suite 130
Nashville, TN 37204-3721

SEND TAX BILL TO:
Owner

Map	**96**
Group	**1**
Parcel	**49.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Goliath, LLC, a Tennessee limited liability company**, hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **H.G. Hill Realty Company, LLC, a Tennessee limited liability company**, hereinafter called the "GRANTEE", its successors and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2019 and subsequent years.

This is **improved** property known as **2725 Lebanon Pike, Nashville, Tennessee 37214-2503.**

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, its successors and assigns, forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 HAND, this the **22nd** day of **August, 2019.**

Goliath, LLC,
a Tennessee limited liability company

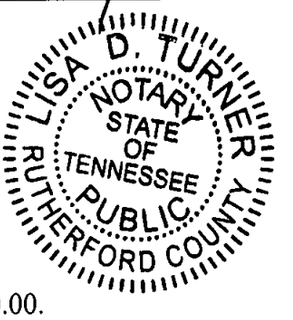
By: _____
Paul Slate, Chief Manager/Member

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Paul Slate**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Chief Manager/Member of **Goliath, LLC, a Tennessee limited liability company**, the within named bargainor, and he as such Member, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such Member.

WITNESS my hand and official seal this 22nd day of August, 2019.

_____
Lisa D. Turner
NOTARY PUBLIC



My Commission Expires: 4/20/2020

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual value or consideration, whichever is greater, for this transfer is $850,000.00.

_____
AFFIANT

Subscribed and sworn to before me on this 22nd day of August, 2019.

_____
Lisa D. Turner
NOTARY PUBLIC



My Commission Expires: 4/20/2020

File No. 19055535

EXHIBIT "A" Page 1 of 3

TRACT NO. 1:

Land lying in Metropolitan Nashville and Davidson County, Tennessee, fronting on the south margin of Lebanon Pike, and being located approximately 690 feet west of the center line of Donelson Pike, and being more particularly described according to a survey dated March 2, 1999 with additional data added and dated April 8, 1999 by Wm. Robert Seigenthaler, Tennessee Registered Land Surveyor No. 177, as follows;

Beginning at an iron pin being the northeast corner of the herein described property, and said point of beginning being in the south margin of Lebanon Pike (70 ft. wide right of way), and further, said point of beginning being the northwest corner of the H.G. Hill Company property of record in Book 1218, page 279, and Book 3253, page 325, Register's Office for Davidson County, Tennessee; thence with the east line of the property herein described and the west line of said property of H.G. Hill Company, South 2 degrees 00 minutes 00 seconds West 213.56 feet to an iron pin being an interior corner of the Donelson Homestead Limited, Inc. property of record in Book 7095, page 115, R.O.D.C., Tennessee; thence with the north line of the Donelson Homestead Limited, Inc. property, North 84 degrees 05 minutes 50 seconds West 120.00 feet to a point being the southwest corner of the herein described property; thence North 2 degrees 45 minutes 13 seconds East 233.57 feet to a P.K. nail in the south margin of Lebanon Pike being the northeast corner of the property conveyed to Davidson Building and Realty Company, Inc. and described as Tract No. 3 in Book 2856, page 275, R.O.D.C., Tennessee; thence with said south margin of Lebanon Pike South 74 degrees 25 minutes 50 seconds East 120.00 feet to the point of beginning, and containing 0. 607± acre, or 26, 448 square feet, more or less.

TRACT NO. 2:

Being a small parcel or triangle of land lying in Metropolitan Nashville and Davidson County, Tennessee, being located 115.33 feet south of Lebanon Pike and approximately 810 feet west of the center line of Donelson Pike, and being the southeast portion or corner of Tract No. 3 of the property conveyed to Davidson Building and Realty Company, Inc. of record in Book 2856, page 275, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey dated March 2, 1999 with additional data added and dated April 8, 1999 by Wm. Robert Seigenthaler, Tennessee Registered Land Surveyor No. 177, as follows;

Beginning at a point being the southeast property corner of said Davidson Building and Realty Company, Inc.'s Tract No. 3 and the southwest corner of the property conveyed to Robert J. Taylor of record in Book 9526, page 120, Register's Office for Davidson County, Tennessee, and also, said point of beginning being located North 84 degrees 05 minutes 50 seconds West 120.00 feet from an iron pin located at said Taylor's southeast property corner; thence with the common line between Davidson Building and Realty Company, Inc. and Robert J. Taylor, North 2 degrees 45 minutes 13 seconds East 116.24 feet to a point being located 1.4 feet west of the west masonry wall of Robert J. Taylor's building; thence with a line running 1.4 feet west of and parallel to Robert J. Taylor's building, South 8 degrees 18 minutes 30 seconds West 116.17 feet to a point in Davidson Building and Realty, Inc.'s south property line; thence with said south line South 84 degrees 05 minutes 50 seconds East 11.27 feet to the point of beginning, and containing 0. 015± acre, or 654 square feet, more or less.

EXHIBIT "A" - Page 2 of 3

Property being further described as follows:

Being a tract of land lying in Davidson County, Tennessee, fronting on the south margin of Lebanon Pike , and being located approximately 690 feet west of the center line of Donelson Pike, and being more particularly described as follows;
Beginning at an existing iron rod on the southerly right-ofway line of Lebanon Pike at a corner common with Hill Revolver, LLC, as of record in Deed Instrument No. 201612220134872, at the Register's Office for Davidson County, Tennessee;
Thence leaving the southerly right-of-way line of Lebanon Pike with the westerly property line of Hill Revolver, LLC, South 06 deg 33 min 10 sec West, 213.56 feet to an existing iron rod at a corner common with Regional Transportation Authority, as of record in Deed instrument No. 200404020037649, at said Register's Office;
Thence with the northerly property line of Regional Transportation Authority, North 79 deg 32 min 40 sec West, 131.27 feet to an iron rod set at a corner common with Barry C. and Cande W. Kidd, as of record in Deed Instrument No. 200709260114779, at said Register's Office;
Thence North 12 deg 51 min 40 sec East, 116.17 feet to a point;
Thence North 07 deg 18 min 23 sec East, 117.33 feet to an existing Pk Nail on the southerly right-of-way line of Lebanon Pike;
Thence with the southerly right-of-way line of Lebanon Pike, South 69 deg 52 min 40 sec East, 120.00 feet to the point of beginning, containing 27,103 square feet (0.62 acres more or less).

Being the same property conveyed to Goliath LLC, as of record in Deed Instrument No. 20090518-0045603, Register's Office for Davidson County, Tennessee.

EXHIBIT "A" - Page 3 of 3

