Karen Johnson Davidson County
Batch# 277786 DEEDWARR
08/29/2019 03:57:33 PM 2 pgs
Fees: $13.00 Taxes: $351.50
20190829-0087478

Prepared By & ~~Return To:~~
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-1788

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of August, 2019

Notary Public

Commission Expires: _____

STEPHANIE DOME STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-05-2021

Address of New Owner	Send Tax Bills To:	Map & Parcel
TN1741, LLC 47 Sarah Drive Farmingdale, NY 11735	NEW OWNER	081-11-0-080.00

WARRANTY DEED

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

The 1741 Dr DB Todd Trust

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TN1741, LLC

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:

Being the Northeast part of Lot No. 264 on the Map of the Subdivision of Lot No 5 on the Bosley Lands allotted to J. M. Harding, a copy of which is of record in Book 38, page 431, Register's Office for said County, and described according to a copy of a survey thereof made September 5, 1944 by Lewis D. Justice, Surveyor, as follows:

Beginning at a point in the Westerly margin of 18th Avenue, North 4.8 feet North of the common corner of Lots 263 and 264; thence North along the Westerly margin of said Avenue 45.8 feet to the common corner of Lots No. 264 and 265; thence Westerly along the dividing line between said two lots 116.5 feet; thence Southerly 42.5 feet to a point 3.7 feet North of the dividing line between Lots 263 and 264; thence Easterly 123.2 feet to the point of beginning.

Being the same property conveyed to Josh Terry, Trustee 1741 Dr DB Todd Trust by Warranty deed from Grace H. Brooks and Hugh E. Brooks, a married couple of record in Instrument No. 20190503-0041514 Register's Office for Davidson County, Tennessee, dated May 02, 2019 and recorded on May 03, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: **1741 Doctor DB Todd Junior Boulevard, Nashville, TN 37208**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-BR-19-1741

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 28th day of August, 2019.

The 1741 Dr DB Todd Trust

By: _____
Emmy Hendrick, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Emmy Hendrick, the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Successor Trustee of The The 1741 Dr DB Todd Trust the within named bargainor, and that her as such Successor Trustee being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at this 28th day of August, 2019.

LAUREN LAMBERTH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

_____
Notary Public

My Commission Expires: 08.28.21

(Notary Seal)