WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$ **200,000.00**

Affiant

SUBSCRIBED AND SWON TO BEFORE ME, THIS **4th day of September, 2019**

Notary Public

MY COMMISSION EXPIRES: 5/9/23

(Affix Seal)

DAVIDSON COUNTY STATE OF TENNESSEE NOTARY PUBLIC ALAN D. BENNETT

Karen Johnson Davidson County
Batch# 282139 DEEDWARR
09/06/2019 11:45:30 AM 4 pgs
Fees: $23.00 Taxes: $740.00
20190906-0090179

THIS INSTRUMENT WAS PREPARED BY:
Creekside Title & Escrow, LLC, 311 E. Main Street, STE 5, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jacob A Connaway		
400 East Trinity Lane	**Same As Owner**	**71 - 8 -273.00**
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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,WE, **Burma F Moreland, Trustee of The Moreland Family Trust dated *March 24, 2004*** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THERE PRESENTS DO TRANFER AND CONVEY UNTO **Jacob A Connaway,an unmarried man**, 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:

The following is provided as an accommodation for informational purposes only and no insurance is provided over the following property address: 400 East Trinity Lane, Nashville, Nashville, TN 37207. Said property is being described as follows:

Land in Davidson County, Tennessee, being Lot No. 107 on the map of Joywood, as of record in Book 974, Page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 107 fronts 50 feet on the southerly side of Trinity Lane and runs back between lines, 175.15 feet on the easterly margin of Lischey Avenue, and 175.0 feet on the westerly margin, to a dead line in the rear on which it measures 50 feet.

Included in the above description but excluded from the real property which is the subject of this notice is the following described part of the said property that has been conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by the deed of record in Book 8501, Page 944, in the said Register's Office, which deed also conveyed the two following described easements to the property included in the said description:

Being a permanent right-of-way, permanent drainage easement, and temporary construction-easement in the first Civil District of Nashville, Davidson County, Tennessee, said right-of-way and easements being located along the southerly right-of-way margin of Trinity Lane and being part of the Jackie Ray Arnett, Sr., et ux property as of record in Deed Book 6255, Page 125, R.O.D.C., Tennessee and being more particularly described as follows:

Permanent Right-of-Way

Beginning at a point on the existing southerly right-of-way margin of Trinity Lane, said point being the existing northeasterly corner: of the Jackie Ray Arnett, Sr., et ux property and being held in common with Mary L. Le and T. E. Warren property, proceed S 7 degrees 13' 58" W, 5.00 feet, to a point; thence, with a curve to the left having a radius of 11429.16 feet a back tangent bearing N 85 degrees 19' 18" W, and a length of 21.28 feet, to a point; thence, with a curve to the left having a radius of 30.00 feet, a back tangent bearing N 85 degrees 10' 25" W, and a length of 45.86 feet, to a point, said point being the point of intersection of the new southerly right-of-way margin of Trinity Lane with the existing easterly right-of-way margin of Lischey Avenue; thence, N 7 degrees 13' 58" E, 33.66 feet, to a point, said point being the existing northwesterly corner of the Jackie Ray Arnett, Sr., et ux property and being the point of intersection of the existing southerly right-of-way margin of Trinity Lane with the existing easterly right-of-way margin of Lischey Avenue; thence, along the existing southerly right- of-way margin of Trinity Lane with a curve to the right having a radius of 11434.16 feet, a back tangent bearing of S 85 degrees 27' 52" E, and a length of 50.05 feet, more or less, to the point of beginning.

Total permanent right-of-way containing 424 square feet, more or less.

Permanent Drainage Easement

Beginning at a point on the new southerly right-of-way margin of Trinity Lane, said point being the new northeasterly corner of the Jackie Ray Arnett, Sr., et ux property and being held in common with Mary L. Le and T. E. Warren property, proceed along the easterly Jackie Ray Arnett, Sr., et ux property line held in common with Mary L. Le and T. E. Warren property S 7 degrees 13' 49" W, 20.02 feet, to a point; thence, N 85 degrees 17' 08" W, 26.60 feet, to a point; thence N 6 degrees 48' 54" E, 19.55 feet, to a point on the new southerly right-of-way margin of Trinity Lane; thence, along the new southerly right-of-way margin of Trinity Lane with a curve to the right having a radius of 30.00 feet, a back tangent bearing of N 84 degrees 31' 27" E, and a length of 5.39 feet, to a point; thence, continuing with the new southerly right-of-way margin of Trinity Lane with a curve to the right having a radius of 11429.16 feet, a back tangent bearing of S 85 degrees 19' 18" E, and a length of 21.28 feet, more or less, to the point of beginning.

Total permanent drainage easement containing 530 square feet, more or less.

Being the same property conveyed to Arthur H Moreland and Burma F Moreland, Trustees of The Moreland Family Trust dated March 24, 2004 by Quitclaim Deed from Arthur H Moreland and wife Burma F Moreland dated 3/24/04 and filed for record on 3/29/04 of record in Book 200403290035156, said Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium plats, assessments, covenants, bylaws, restrictions, declarations and easements of record (4) building restrictions, and (5) other matter of public record in the said Register's Office for said County.

This is: Unimproved ( )
Improved (X) Property, known as **400 East Trinity Lane, Nashville, TN 37207**
(House Number) (Street) (City or Town) (Zip Code)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEESS, their heirs and assigns forever; and we do 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 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 our hands this 4th day of September, 2019.

Burma F. Moreland

Burma F. Moreland

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Burma F Moreland, Trustee of The Moreland Family Trust dated March 24, 2004** the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that **he/she/they** executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 4th day of September, 2019.

Commission Expires: 3/2/21

Notary Public

M TODD CATHEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, _____, a Notary Public within and for the State and County aforesaid personally appeared _____ and _____ with whom I am personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, _____.

My commission expires:_____

Notary Public

Record and Return To:
COMMERCE TITLE AND ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: AGL-19-0018 CDF

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Amanda Vaughn, do hereby make oath that I am 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.

Amanda Vaughn

Amanda Vaughn

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Adam G. LaFevor, a notary public for the above referenced county and state, Amanda Vaughn, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Adam G. LaFevor
MY COMMISSION EXPIRES: 5/5/2020
NOTARY'S SEAL

