Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th day of September, 2019.

Notary Public

Commission Expiration: 11-5-19

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Karen Johnson Davidson County
Batch# 293180 DEEDWARR
09/30/2019 01:33:30 PM 4 pgs
Fees: $23.00 Taxes: $1,480.00
20190930-0099335

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
West Nashville Living, LLC, a Tennessee limited liability company ~~7374 George E. Horn & 301 Forest Valley Nashville, TN 37221~~ 700 51st Ave N. Nashville Tn 37209	SAME AS NEW OWNER.	128-02-0-017.00 128-00-0-009.00

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, WE, **William E. Mercer and Marcia F. Mercer, husband and wife,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **West Nashville Living, 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:

See Attached Exhibit A:

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.

This is improved property known as 7374 George E. Horn & 301 Forest Valley, Nashville, TN 37221

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 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 unemcumbered, 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 hand this 26th day of September, 2019.

William E. Mercer

Marcia F. Mercer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of September, 2019, before me personally appeared **William E. Mercer and Marcia F. Mercer, husband and wife**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 26th day of September, 2019.

Notary Public

MICHAEL B. WOODIS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires DEC. 5, 2020

Commission Expiration: 12/05/2020

EXHIBIT A

Tract I:

Land in Davidson County, Tennessee being Lot No. 22 on the Plan of Thousand Oaks Estates, as of record in Book 3700, Pages 82 and 83, Register's Office for said County.

Said lot fronts 118.28 feet on the south side of Forrest Valley Drive and runs back 397.80 feet on the west line and 156.43 feet on the east line to a dead line in the rear on which it measures 307.79 feet.

Tract II:

BEING A TRACT OF LAND IN THE TWENTY-SECOND COUNCILMANIC DISTRICT OF METRO-NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING PART OF THE SAME PROPERTY CONVEYED TO THE WILLIAM E. & MARCIA F. MERCER TRUST, AS EVIDENCED IN BOOK 10736, PAGE 523, IN THE REGISTERS OFFICE OF DAVIDSON COUNTY, TENNESSEE, (R.O.D.C., TN.). SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT OLD AT THE SOUTHEAST TERMINUS OF FORREST VALLEY DRIVE, AT A DISTANCE OF 30 FEET FROM THE CENTER OF THE SAID DRIVE, SAID MONUMENT BEING THE NORTHEAST BOUNDARY CORNER OF LOT 22 OF THE THOUSAND OAKS ESTATES, AS EVIDENCED IN BOOK 3700, PAGE 82, R.O.D.C., TN., SAID MONUMENT ALSO BEING IN THE SOUTH BOUNDARY OF PARCEL 151.00, THE EAGLE CREST PROPERTY, AS EVIDENCED IN INSTRUMENT NO. 20100305-0017296, R.O.D.C., TN.; THENCE, WITH THE SOUTH BOUNDARY OF THE SAID PARCEL 151.00, SOUTH 82 DEG 18 MIN 12 SEC EAST, AT A DISTANCE OF 592.76 FEET TO A CAPPED IRON ROD OLD, STAMPED RAGAN SMITH, SAID ROD BEING THE SOUTHWEST BOUNDARY CORNER OF PARCEL 8.00, THE ABDUL AL-SAIDY PROPERTY, AS EVIDENCED IN INSTRUMENT NO. 20070530-0063901, R.O.D.C., TN.; THENCE, WITH THE SOUTH BOUNDARY OF THE SAID PARCEL 8.00, SOUTH 84 DEG 52 MIN 52 SEC EAST, AT A DISTANCE OF 96.76 FEET TO AN IRON ROD OLD IN THE EASTERLY MARGIN OF INTERSTATE 40; THENCE, WITH THE SAID EASTERLY MARGIN OF INTERSTATE 40 TO POINTS AS FOLLOWS: WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 4,304.34 FEET, AN ARC LENGTH OF 178.44 FEET, AND A CHORD BEARING OF SOUTH 22 DEG 05 MIN 57 SEC WEST, AT A CHORD DISTANCE OF 178.42 FEET TO A CONCRETE HIGHWAY MANUMENT OLD; THENCE, SOUTH 20 DEG 54 MIN 42 SEC WEST, AT A DISTANCE OF 582.22 FEET TO A CONCRETE HIGHWAY MANUMENT OLD; THENCE, SOUTH 62 DEG 06 MIN 13 SEC EAST, AT A DISTANCE OF 34.09 FEET TO A CONCRETE HIGHWAY MANUMENT OLD; THENCE, SOUTH 20 DEG 32 MIN 28 SEC WEST, AT A DISTANCE OF 896.95 FEET TO A CONCRETE HIGHWAY MANUMENT OLD; THENCE, NORTH 69 DEG 54 MIN 44 SEC WEST, AT A DISTANCE OF 101.57 FEET TO A CONCRETE HIGHWAY MANUMENT OLD; THENCE, SOUTH 20 DEG 49 MIN 29 SEC WEST, AT A DISTANCE OF 850.31 FEET TO A CAPPED IRON ROD NEW, BEING THE NORTHEAST BOUNDARY CORNER OF PARCEL 10.00, THE WILLIAM WAYNE ADAMS, Sr. et ux PROPERTY, AS EVIDENCED IN BOOK 6336, PAGE 229, R.O.D.C., TN.; THENCE, WITH THE NORTH BOUNDARY OF THE SAID PARCEL 10.00, NORTH 79 DEG 29 MIN 56 SEC WEST, AT A DISTANCE OF 680.78 FEET TO A 1 INCH IRON ROD OLD IN THE NORTH BOUNDARY OF PARCEL 10.01, THE WILLIAM WAYNE ADAMS, Jr. PROPERTY, AS EVIDENCED IN INSTRUMENT NO. 20181231-0126470, R.O.D.C., TN.; THENCE, WITH THE SAID NORTH BOUNDARY OF PARCEL 10.01, NORTH 77 DEG 18 MIN 58 SEC WEST, AT A DISTANCE OF 130.28 FEET TO A CAPPED IRON ROD NEW IN THE EAST BOUNDARY OF PARCEL 11.00, THE CHARLIE B. MITCHELL, Jr. PROPERTY, AS EVIDENCED IN BOOK 10629, PAGE 769, R.O.D.C., TN.; THENCE, WITH THE SAID EAST BOUNDARY OF PARCEL 11.00, NORTH 07 DEG 47 MIN 19 SEC EAST, AT A DISTANCE OF 1,704.94 FEET TO A 5/8 INCH IRON ROD OLD IN THE SOUTH BOUNDARY OF PARCEL 129.00, THE AMON RINGEMANN AND ANNA RINGEMANN PROPERTY, AS EVIDENCED IN INSTRUMENT NO. 20190530-0051106, R.O.D.C., TN.; THENCE, WITH THE SAID SOUTH BOUNDARY OF PARCEL 129.00, NORTH 65 DEG 46 MIN 32 SEC EAST, AT A DISTANCE OF 494.95 FEET TO A CONCRETE MONUMENT OLD, BEING THE SOUTH BOUNDARY CORNER OF LOT 23 OF THE SAID THOUSAND OAKS ESTATES; THENCE, WITH THE SOUTH BOUNDARY OF THE SAID LOT 23, NORTH 65 DEG 05 MIN 48 SEC EAST, AT A DISTANCE OF 149.36 FEET TO A CAPPED IRON ROD NEW IN ROCK OUTCROP, SAID ROD BEING THE SOUTHWEST BOUNDARY CORNER OF THE SAID LOT 22; THENCE, WITH THE SOUTH BOUNDARY OF THE SAID LOT 22, NORTH 65 DEG 05 MIN 48 SEC EAST, AT A DISTANCE OF 309.05 FEET TO A 1 INCH IRON PIPE OLD; THENCE, WITH THE EAST BOUNDARY OF THE SAID LOT 22, NORTH 09 DEG 11 MIN 32 SEC WEST, AT A DISTANCE OF 177.23 FEET TO THE **POINT OF BEGINNING**, CONTAINING 55.82 ACRES, MORE OR LESS, ACCORDING TO A SURVEY BY STEPHEN B. MURRELL, TN. R.L.S. NO. 2462, OF XCEL LAND COMPANY, INC., JOB NO. 19-198, ON SEPTEMBER 20, 2019.

Beingpart of the same property conveyed to William E. Mercer, Sr. or Marcia F. Mercer, trustees, or successor trustee's of the William E. and Marcia F. Mercer Trust dated November 24, 1997, a revocable living trust, by Quit Claim Deed from William E. Mercer, Sr., aka Elmo Mercer and Marcia F. Mercer, aka Marcie Mercer, husband and wife, dated November 24, 1997, and recorded December 29, 1997 in Book 10736, Page 523. Being the same property conveyed to Elmo Mercer and wife, Marcie Mercer, by Deed of Gift from Fannie J. Francis, a widow, dated August 3, 1976, and recorded August 3, 1976 in Book 5053, Page 564.

File #TE0005607

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

