# WARRANTY DEED

Karen Johnson Davidson County
Batch# 305931 DEEDWARR
10/24/2019 03:57:24 PM 3 pgs
Fees: $18.00 Taxes: $171.31

20191024-0109324

J-SL-19-063

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,300.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF OCTOBER, 2019.

Notary Public

MY COMMISSION EXPIRES: 11/8/21
(AFFIX SEAL)

KATE NYQUIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

**THIS INSTRUMENT WAS PREPARED BY**

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **McLeod Properties, LLC** | **New Owner** | |
| (NAME) | (NAME) | |
| **798 Berry Rd., Ste. 40883** | | **063-02-0-137.00**<br>**063-02-0-133.00**<br>**063-02-0-134.00**<br>**063-02-0-135.00**<br>**063-02-0-136.00** |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37204** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MICHAEL R. STOKES,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MCLEOD PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Map and Parcel 063-02-0-137.00

Land in Davidson County, Tennessee, being a 3.01 acre tract of land and described as part of Tract No. 10 in the Deed of record in Book 11127, Page 905, Register's Office for Davidson County, Tennessee.

Included in the description of Tract 10, but excluded from this conveyance, is that property conveyed to Rhonda Blair, a single woman, and Lowell O'Brien, a married man, by Warranty Deed from Michael R. Stokes, recorded November 4, 2003 in Instrument No. 20031104-0161484, Register's Office for Davidson County, Tennessee. Also included in the description of Tract 10, but excluded from this conveyance, is a portion of that property which appears on the following plats of The Woods of Neeley's Bend: Phase 1 of record in Plat Book 9700, Page 928, Revised in Plat Book 9700, Page 997 and Instrument No. 20000828-0084438; Phase 2 of record in Instrument No. 20050707-0078328; Phase 3 of record in Instrument No. 20070208-0016682, Revised in Instrument No. 20080606-0058247, Register's Office for Davidson County, Tennessee.

Map and Parcels 063-02-0-133.00, 063-02-0-134.00, 063-02-0-135.00 and 063-02-0-136

PROPERTY located on the westerly side of Pawnee Trail, in the 10th Councilmanic District of Davidson County, Tennessee, being shown as part of Parcels 133, 134, 135 and 136 on Davidson County Property Map 63-2 and being more particularly described according to a survey by J. Bruce Raine, Surveyor #823, dated October 2, 2002 and known as Job No. 98-0177, as follows:

BEGINNING at an iron pin in the westerly right-of-way of Pawnee Trail at the northeast corner of the herein-described tract. Said pin being the southeast corner of the National Bank of Commerce property of record in Book 9741, Page 831, R.O.D.C., TN; thence from said POINT OF BEGINNING with westerly right of way of Pawnee Trail and a curve right having a radius of 926.01feet, a chord length of 302.55 feet, said chord having a bearing of South 05 deg. 40 min. 41 sec. East and an arc length along said curve of 303.91 feet to a point; thence South 03 deg. 43 min. 27 sec. West 80.15 feet to a point; thence with a curve right having a radius of 787.83 feet, a chord length of 19.64 feet, said chord having a bearing of South 04 deg. 26 min. 18 sec. West and an arc length along said curve of 19.64 feet to an iron pin set; thence leaving the right of way of Pawnee Trail, South 87 deg. 03 min. 59 sec. West 129.93 feet to an iron pin set; thence North 03 deg. 10 min. 23 sec. East 122.51 feet to an iron pin set; thence South 86 deg. 49 min. 38 sec. East 4.05 feet to an iron pin set; thence North 03 deg. 10 min. 23 sec. East 147.00 feet to an iron pin set; thence North 56 deg. 04 min. 24 sec. West 44.85 feet to an iron pin set; thence North 15 deg. 04 min. 49 sec. West 77.00

feet.to an iron pin set; thence North 74 deg. 55 min. 11 sec. East 150.00 feet to the POINT OF BEGINNING, containing 1.17 acres, more or less.

Being part of the same property conveyed to Michael R. Stokes by Warranty Deed from David Leo Crane and wife, Carole B. Crane, James B. Hardy, C.W. Tidwell and H.S. Tidwell recorded September 25, 1998 in Book 11127, Page 205, Register's Office for Davidson County, Tennessee. (as to Map and Parcels 063-02-0-137.00, 063-02-0-133.00, 063-02-0-134.00, 063-02-0-135.00 and 063-02-0-136)

Being the same property conveyed to Michael R. Stokes by Warranty Deed from Michael R. Stokes, by and through Phillip Kelly, Trustee, recorded June 15, 2006 in Instrument No. 20060615-0071384, corrected by Correction Deed recorded June 20, 2006 in Instrument No. 20060620-0073365, Register's Office for Davidson County, Tennessee. (as to Map and Parcels 063-02-0-133.00, 063-02-0-134.00, 063-02-0-135.00 and 063-02-0-136)

**Said property is not the primary residence of the Grantor.

This conveyance is subject to:
- Easements for Sanitary Sewer and/or Storm Drainage of record in Book 6932, Page 22, Book 7358, Page 637 and Book 11213, Page 470, Register's Office for Davidson County, Tennessee.
- All matters set out in Survey by J. Bruce Raine, Surveyor #823, dated October 2, 2002, Job No. 98-0177. (as to Map and Parcels 063-02-0-133.00, 063-02-0-134.00, 063-02-0-135.00 and 063-02-0-136.00)
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **0 Pawnee Trail, Map/Parcels 063-02-0-137.00, 063-02-0-133.00, 063-02-0-134.00, 063-02-0-135.00, 063-02-0-136.00, Madison, Tennessee 37115**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 21st DAY OF OCTOBER, 2019.

Michael R. Stokes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL R. STOKES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of October, 2019.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212