Return to: BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

| WARRANTY DEED | State of Tennessee<br>County of ~~Davidson~~ Williamson MVDP<br><br>The actual consideration or value, whichever is greater, for this transfer is **$1,100,000.00.**<br>Affiant<br>Subscribed and sworn to before me, this the **30th** day of **October, 2019.**<br>Notary Public<br>My commission expires: _____<br>(AFFIX SEAL) |
|---|---|

Melanie D. DuRard — STATE OF TENNESSEE NOTARY PUBLIC — County Of Williamson — My Comm. Expires January 30, 2022

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| Chen Ken Karger | First Bank | 159-00-0-027-00 |
| 1300 Old Hickory Blvd | 318 Seaboard Ln., Suite 205 | |
| Brentwood, TN 37027 | Franklin, TN 37067 | |

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

**Eddy A. Brown and wife Anna D. Brown**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Chen Ken Karger, single 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:

**A tract of land in Davidson County, Tennessee, being parts of lots Nos. 2, 3 and 4 on the plan of William B. Carpenter's Lands, as of record in Plan Book 2, Page 91, of the Chancery Court at Nashville and described according to a survey made by William Collier Parrish Associates, Engineers, dated May 4, 1960, as follows:**

**Beginning at a spike in the center of Old Hickory Boulevard 692 feet east of a spike in the center of said Boulevard located at the southwest corner of the property conveyed to Robert W. Smith by deed from John H. McCann, of record in Book 2293, Page 13, Register's Office for Davidson County, Tennessee; thence North 15 degrees East passing through an old cemetery 892.8 feet to an iron stake; thence South 75 degrees East 203 feet to an iron stake; thence South 5 degrees 35' West 535.3 feet; thence South 30 degrees 42' West 381.1 feet to the center of Old Hickory Boulevard; thence with the center of said Boulevard westwardly 189.15 feet to the beginning, containing 5 acres, more or less.**

**Being all of the same property conveyed to Eddy A. Brown by Deed dated April 30, 1996, from First American National Bank, a National Banking Association, as successor in interest by merger with First American Trust Company, N.A. trustee of the revocable trust established by William A. Darden on October 11, 1984, as amended, and as Executor of the Estate of William A. Darden, deceased, of record in Book 10038, Page 424, and further conveyed to Eddy A. Brown and wife, Anna D. Brown by Quitclaim Deed dated May 22, 1997 from Eddy A. Brown, of record in Book 10467, Page 29,Register's office for Davidson County, Tennessee.**

**THE conveyance of the above described parcel of land is subject to the following:**

**1) All matters shown on the Plan of record in Plan Book 2, Page 91, of the Chancery Court at Nashville and described according to a survey made by William Collier Parrish Associates, Engineers, dated May 4, 1960, Register's Office for Davidson County, Tennessee;**

**2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 7985, Page 560, Register's Office for Davidson County, Tennessee;**

**3) Easement for the right of way of Old Hickory Blvd lying within the boundaries of said premises.**

**4) Taxes for 2019, have been prorated between the parties and were paid by the Grantor herein and for the subsequent years, not yet due and payable.**

Karen Johnson Davidson County
Batch# 311149 **DEEDWARR**
11/05/2019 09:31:20 AM 2 pgs
Fees: $13.00 Taxes: $4,070.00

20191105-0114056

This is Improved (_X___) Unimproved (____) property, known as **1300 Old Hickory Blvd Brentwood, TN 37027**

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 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 my/our hand(s) this **30th** day of **October, 2019.**

**Eddy A. Brown**

**Anna D. Brown**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, a Notary Public of said County and State, **Eddy A. Brown and Anna D. Brown,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **October, 2019.**

**Notary Public**

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

**My Commission Expires:** 1/17/21