WARRANTY DEED

Karen Johnson Davidson County
Batch# 317942 DEEDWARR
11/20/2019 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $2,220.00
20191120-0120085

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

Affiant

Subscribed and sworn to before me, this the 20 day of November, 2019.

Notary Public

My commission expires: 11/9/21
(AFFIX SEAL)

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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
S & P 5, GP	Renasant Bank	06000001000
2982 Brick Church Pike	2200 Abbott Martin Road Ste 101	
Nashville, TN	Nashville, TN 37215	

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

Stormey Maynard Barrett, Executor of the Estate of Elizabeth Maynard

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

S & P 5, GP, a Tennessee general partnership

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows;

Beginning at an iron rod set in the westerly right-of-way line of Brick Church Pike, at a corner common with Lot 19 of the Resubdivision of Lot 1, Resubdivision of Lot Two, Brick Church Business Park, as of record in Plat Book 8250, Page 742, at the Register's Office for Davidson County, Tennessee, also being the property of Charles W. Hawkins, III, Trustee, as of record in Instrument Number: 20000110-0003239, at the Register's Office for Davidson County, Tennessee;

Thence leaving the westerly right-of-way line of Brick Church Pike, with the northerly property line of said Lot 19, North 85 deg 15 min 53 sec West, 179.61 feet to an iron rod set;

Thence North 83 deg 09 min 58 sec West, 207.58 feet to an iron rod set;

Thence North 83 deg 54 min 06 sec West, 147.44 feet to an existing concrete monument;

Thence with the easterly property line of said Lot 19, North 04 deg 39 min 50 sec East, 238.76 feet to an iron rod set at a corner common with the property of S & P 5, GP, as of record in Instrument Number: 20170228-0019556, at the Register's Office for Davidson County, Tennessee;

Thence with the southerly property line of said S & P 5, GP, South 84 deg 10 min 53 sec East, 532.47 feet to an existing iron rod in the westerly right-of-way line of Brick Church Pike;

Thence with the westerly right-of-way line of Brick Church Pike with a curve to the right, along an arc length of 239.83 feet, the central angle of which is 02 deg 24 min 55 sec, the radius of which is 5689.17 feet, the chord of which is South 04 deg 10 min 09 sec West, 239.82 feet to the POINT OF BEGINNING. Containing 128,624 square feet or 2.953 acres more or less.

The foregoing legal description being derived from the ALTA/NSPS Land Title Survey of 2982 Brick Church Pike by Cherry Land Surveying, Inc., Michael H. Charette, Tennessee R.L.S. #2048, dated October 3, 2019 as Job 19134ALTA CW.

BEING part of the same property conveyed to Lizzie Rea and husband, George J. Rea by Deed dated September 17, 1926 from R.L. Peacher, an unmarried man, of record in Book 700, page 411, Register's Office for Davidson

County, Tennessee. George J. Rea died September 12, 1977 and title to the property was vested in Lizzie Rea, as surviving tenant by the entirety. Lizzie Rea died intestate on or about September 24, 1983 leaving as her sole heirs at law, her children, Catherine Ellithorpe and Millard Rea. The said Catherine Ellithorpe died intestate on or about January 6, 1986, survived by her heirs at law, George Ellithorpe, Norris Ellithorpe, Ira Ellithorpe, Herbert Ellithorpe, Caroline Hatcher, Paul Ellithorpe and Elizabeth Maynard. Millard Rea died intestate on or about November 19, 1989 and was not survived by any issue. For Affidavit of Heirship see instrument recorded at Instrument No. 20050124-0008511, said Register's Office. The property was conveyed to Elizabeth Maynard, unmarried by Quitclaim Deed dated January 24, 2005 from George Ellithorpe, unmarried, Norris Ellithorpe and wife, Jean Ellithorpe, Ira Ellithorpe and wife, Grace Ellithorpe, Herbert Ellithorpe and wife, Atha Ellithorpe, Caroline Hatcher and husband, Jackie Hatcher, and Paul Ellithorpe and wife, Patricia Ellithorpe, of record in Instrument No. 20050124-0008512, said Register's Office. Elizabeth Maynard died February 18, 2019, the Last Will and Testament of Elizabeth Maynard being of record in Docket No. 19P1232, in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, the same having appointed Stormey Maynard as Executor. Pursuant to said Will, the Executor, acting alone, has the power to convey the property.

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

Sanitary Sewers and/or Storm Drainage Easement, of record in Book 7515, Page 295, Register's Office for Davidson County, Tennessee.

Easements as set out in the Deed to the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 9785, Page 857, said Register's Office.

All Matters as shown on the ALTA/NSPS Land Title Survey of 2982 Brick Church Pike by Cherry Land Surveying, Inc., Michael H. Charette, Tennessee R.L.S. #2048, dated October 3, 2019 as Job 19134ALTA CW.

Subject to the flow of any creeks or streams across said property.

This is property known as **2982 Brick Church Pike, Nashville, TN 37207**

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, its successors and assigns, forever; and Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as set forth above; and Grantor does further covenant and bind itself, its successors, and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

Witness my/our hand(s) this **20th** day of **November, 2019.**

Stormey Maynard Barrett,
Executor of the Estate of Elizabeth Maynard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Stormey Maynard Barrett, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executor of the Estate of Elizabeth Maynard, and is authorized by the Estate to execute this instrument on its behalf.

Witness my hand and official seal at Nashville, Tennessee, this **20th** day of **November, 2019.**

ANDREW T. WOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

My Commission Expires: 11/8/21

I, John T. Cook, do hereby make oath that I am a licensed attorney and 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.

John T. Cook

State of Tennessee
County of Davidson

Personally appeared before me, Katherine Goodson, a notary public for this county and state, John T. Cook, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Katherine Goodson
Notary Public

My commission expires: Jan. 3, 2023