Karen Johnson Davidson County
Batch# 321268 DEEDWARR
11/27/2019 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $2,738.00
20191127-0122763

Prepared By & Return To:
Tennessee Title Services, LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ19-0400

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $740,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25th day of November, 2019

Notary Public

Commission Expires: 1/19/22

Address of New Owner	Send Tax Bills To:	Map & Parcel
ECMC Properties 3236 Clarksville Pike Nashville, TN 37218	First Farmers & Merchants Bank 816 South Garden Street Columbia, TN 38401	070-13-0-046

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, I/WE,

Bobby Overstreet, a widower

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ECMC Properties 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:

Land in Davidson County, Tennessee, being Lot No. 38 on the Plan of Resha Heights of record in Plat Book 1424, Page 110, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot 38 is described as beginning at a point in the Northeasterly margin of state Highway No. 112, or Clarksville Highway, said point being the common corner of Lots 37 and 38, and being 566.4 feet North-Westerly from the Northwesterly margin of Hamilton Road; thence Northeasterly with the line between Lots 37 and 38, 165 feet to the Southerly line of a 20-foot alley; thence with the margin of said alley, Northwesterly 124.5 feet to the Easterly margin of Summit Avenue; thence with the Easterly margin of said Avenue, South-Westerly 148.8 feet to a concrete monument at the beginning of a curve at the intersection of Summit Avenue and State Highway No. 112: thence around said curve, Southeasterly 28.96 feet to another concrete monument in the margin of State Highway No. 112; thence with the margin of said Highway, Southeasterly 89 feet to the point of beginning.

INCLUDED in the above referenced legal description, But Excluded therefrom is that portion of the property

conveyed to the State of Tennessee of record in Book 5949, Page 682, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bobby G. Overstreet and wife, Linda Hamilton Overstreet by Warranty deed from R. E. Worrall, Clerk of the County Court at Nashville of record in Book 4887, page 132, Register's Office for Davidson County, Tennessee, dated January 21, 1975 and recorded on February 05, 1975. Linda Elaine Hamilton Overstreet having since died September 5, 2013 leaving Bobby G. Overstreet sole surviving tenant by the entirety.

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.

The foregoing legal description is the same as contained in the resource of title shown above.

This is **improved** property known as: 3236 Clarksville Pike, Nashville, TN 37218

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 25th day of November, 2019.

Bobby Overstreet

STATE OF TENNESSEE
COUNTY OF WILSON

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

Witness my hand and official seal at Mt. Juliet, Tennessee this 25th day of November, 2019.

TAYLOR GRILLS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 1/19/2022
COUNTY OF WILLIAMSON

(Notary Seal)

Notary Public
My Commission Expires: 1/19/22

True Copy Certification

I, **Jennifer L. Pennell,** 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.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Rebecca D. Pierce,** a notary public for this county and state, **Jennifer L. Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/26/2020

REBECCA D. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
Comm. Exp. Jan. 26, 2020