Karen Johnson Davidson County
Batch# 327968 DEEDWARR
12/11/2019 08:17:30 AM 4 pgs
Fees: $23.00 Taxes: $3,478.00
20191211-0127552

THIS INSTRUMENT PREPARED BY:
ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

31940-1
Box #14

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
436 McNally, LLC ATTN J. Moore 2934 Sidco Drive, Suite 140 Nashville, TN 37204	New Owner	13310002900

WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Jon G. English** (hereinafter referred to as the "**Grantor**"), has bargained and sold, and by these presents does transfer and convey unto **436 McNally, LLC, a Tennessee limited liability company** (hereinafter referred to as the "**Grantee**"), their successors and assigns, certain land in Davidson County, State of Tennessee, described as follows:

> LAND in Davidson County, Tennessee, being Lot No. 30 on the plan of Allied Industrial Park, Section 7 of record in Plat Book 3842, page 179, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Jon G. English by deed dated July 15, 2008 from Roxanne Lawrence Butler, a single person, as shown of record at Instrument No. 20080716-0072928, Register's Office for Davidson County, Tennessee.
>
> THIS is improved property known as 436 McNally Drive, Nashville, TN 37211.

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, their successors and assigns, forever; and Grantor covenants with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth on the attached Exhibit A; and Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land against the lawful claims of all persons whomsoever.

[Signatures appear on the following page.]

IN WITNESS WHEREOF, the Grantor has executed this instrument this 10 day of December, 2019.

Jon G. English

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jon G. English, 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 executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 10 day of December, 2019.

Notary Public
My Commission Expires: 11/8/21

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $940,000.00.

Affiant

Subscribed and sworn to before me this
10 day of December, 2019.

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

Notary Public
My Commission Expires: 11/8/21

EXHIBIT A

Permitted Encumbrances

1. Taxes for the year 2020 and subsequent years, not yet due and payable. Map and Parcel 13310002900. 2019 property taxes have been prorated between the parties, and paid as part of closing.

2. All matters as shown on the Plan of record in Plat Book 3842, Page 179, Register's Office for Davidson County, Tennessee.

3. All Matters as shown on the Property Survey for Jon English - 436 McNally Drive by Patrick Coode and Company, LLC, Patrick S. Coode, Tennessee R.L.S. No. 855, dated May 7, 2019 as File No. 219-050, and the associated Surveyor's Report.

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

