This Instrument Prepared By:

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Nashville, Tennessee 37201

Karen Johnson Davidson County
Batch# 332940 DEEDWARR
12/20/2019 03:12:30 PM 7 pgs
Fees: $38.00 Taxes: $2,775.00
20191220-0131732

GENERAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*	*Map(s) & Parcel No(s).*
Ronald Dale Creech Laurie Lynn Creech 1527 Crockett Hills Blvd. Nashville, Tennessee 37027	Same	119-05-0-106.00 and 119-05-0-107.00

THIS **GENERAL WARRANTY DEED** is made as of the 12th day of November, 2019, between **MIDDLE TENN. SCHOOL OF COSMETOLOGY, INC.,** a Tennessee corporation, as grantor and being the "Grantor" and **RONALD DALE CREECH** and **LAURIE LYNN CREECH**, as grantees and being collectively, the "Grantees":

W I T N E S S E T H

THAT SAID GRANTOR, for and in consideration of the sum of TEN NO/100 ($10.00) DOLLARS, and other good and valuable consideration, to it in hand paid by said Grantees, the receipt of which is hereby acknowledged, has granted, bargained, transferred, sold and conveyed, and do by these presents grant, bargain, sell, transfer and convey unto Grantees the real property described as follows:

PLEASE SEE EXHIBIT "A" ATTACHED HERETO.

This is improved property known as 2500 and 2502 Grandview Avenue, Nashville, Davidson County, Tennessee 37211.

TOGETHER with all easements, hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein, including homestead.

TO HAVE AND TO HOLD the same unto the Grantees, their heirs and assigns, forever. **AND** said Grantor, for itself and its successors and assigns, does hereby covenant with said Grantees, their heirs and assigns, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all liens and encumbrances and that it will forever warrant and defend the

said premises and the title thereto against the lawful claims of all persons whomsoever; provided, however, this conveyance is made subject only to all easements, rights of way for public utilities, restrictive covenants and conditions and other matters of record, and 2019 taxes which shall be prorated as of the date of closing and which Grantees assume and agree to pay.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

[Remainder of Page Left Intentionally Blank; Signature Pages Follow]

IN WITNESS WHEREOF, the said Grantor hereunder has caused this instrument to be executed as of the day and year first above written.

GRANTOR:

MIDDLE TENN. SCHOOL OF COSMETOLOGY, INC.,
a Tennessee corporation

By: _____
Thomas B. Lyle

Title: Co-Executor of the Estate of Carolyn June Lyle a/k/a June A. Lyle, the Sole Director and Shareholder of Middle Tenn. School of Cosmetology, Inc.

By: _____
Amber L. Malone

Title: Co-Executor of the Estate of Carolyn June Lyle a/k/a June A. Lyle, the Sole Director and Shareholder of Middle Tenn. School of Cosmetology, Inc.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Thomas B. Lyle with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be Co-Executor of the Estate of Carolyn June Lyle a/k/a June A. Lyle, the Sole Director and Shareholder of Middle Tenn. School of Cosmetology, Inc., a Tennessee corporation, the within named bargainor, and that he as such Co-Executor executed the foregoing instrument for the purposes therein by signing the name of said corporation by himself as such Co-Executor of the Estate of the Sole Director and Shareholder of the within named bargainor.

WITNESS my hand and official seal at office this 2nd day of December, 2019.

Notary Public

My Commission Expires: Dec 7, 2020

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Amber L. Malone with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged herself to be Co-Executor of the Estate of Carolyn June Lyle a/k/a June A. Lyle, the Sole Director and Shareholder of Middle Tenn. School of Cosmetology, Inc., a Tennessee corporation, the within named bargainor, and that she as such Co-Executor executed the foregoing instrument for the purposes therein by signing the name of said corporation by herself as such Co-Executor of the Estate of the Sole Director and Shareholder of the within named bargainor.

WITNESS my hand and official seal at office this 2nd day of December, 2019.

Notary Public

My Commission Expires: Dec 7, 2020

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $750,000.00.

Affiant

Subscribed and sworn to before me this 20th day of December, 2019.

Notary Public

My Commission Expires: Dec 2, 2021



EXHIBIT A
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) 480 and 481, as shown on the map entitled Grandview Heights, of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Middle Tenn. School of Cosmetology, by deed from Raymond W. Waller and Julia A. Waller, of record in Book 5714, page 752, said Register's Office.

True Copy Certification

I, Kristie Putman, 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.

Kristie Putman

Signature

State of Tennessee

County of Davidson

Personally appeared before me, KAREN HILLEBRAND a notary public for this county and state, Kristie Putman, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Karen Hillebrand

Notary's Signature

My Commission Expires: 1/3/22

Notary' Seal (if on paper)

