#35189

NEW OWNER:
Roger Duane Clark Trustee
5432 Granny White Pike
Brentwood, TN 37027

SEND TAX BILLS TO:
City National Bank
350 S. Grand Ave Floor 5
Los Angeles, CA 90071

THIS INSTRUMENT PREPARED BY:
TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 19-563
MAP & PARCEL
159-00-0-266.00

STATE OF TENNESSEE, COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is: $1,699,000.00.

Affiant

Subscribed and sworn to before me this 30th day of December, 2019.

Notary Public

My Commission Expires:
October 2, 2023

STACY L. THOMAS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 338153 DEEDWARR
01/03/2020 09:39:30 AM 3 pgs
Fees: $18.00 Taxes: $6,286.30
20200103-0000796

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE MILLION SIX HUNDRED NINETY NINE THOUSAND AND 00/100 DOLLARS ($1,699,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Fry Classic Construction, LLC, a Tennessee Limited Liability Company** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Roger Duane Clark, Trustee of the Granny White Pike Property Trust** under agreement dated December, 30, 2019 ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Barnett Subdivision, of record in Instrument No. 20131108-0116303, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being a portion of the same property conveyed to Wendell K. Barnett and wife, Pamela Barnett by Warranty Deed from David R. Emery, of record in Book 8462, Page 280, Register Office for Davidson County, Tennessee, dated October 07, 1991 and recorded on October 11, 1991. (Value or consideration as shown in aforementioned Deed $240,000.00)

Being a portion of the same property conveyed to Fry Classic Construction, LLC, a Tennessee limited liability company by Warranty Deed from Wendell K. Barnett and wife, Pamela B. Barnett, of record in Instrument No. 20180524-0049861, Register's Office for Davidson County, Tennessee, dated May 7, 2018 and recorded on May 24, 2018.

Being also known as 5432 Granny White Pike, Brentwood, TN 37027.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 30th day of **December, 2019**.

Fry Classic Construction, LLC, a Tennessee Limited Liability Company

By: _____
Todd A. Tressler, II, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Todd A. Tressler, II, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that, Todd A. Tressler, II, is an Authorized Agent of Fry Classic Construction, LLC, the within-named bargainor, and as such authorized agent, being given the authority to so do, executed the within instrument on behalf of the company by signing its name as such authorized agent.

WITNESS my hand and official seal at office this 30th day of **December, 2019**.

_____
NOTARY PUBLIC

My commission expires: 4/22/23

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

