This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-19-5725

Karen Johnson Davidson County
Batch# 352595 DEEDWARR
02/03/2020 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $906.50
20200203-0012284

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $245,000.00

Affiant

Subscribed and sworn to before me, this the 31st day of January, 2020

Notary Public
My Commission Expires: 3-8-2021

M. CORRIVEAU NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES MARCH 8, 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
5001 Properties, LLC 4321 Cato Rd Nashville, TN 37218	New Owner	058-00-0-048.01

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **James B. Foreman, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **5001 Properties, LLC, a Tennessee limited liability company**, 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:

Land in the 13th Civil District of Davidson County, Tennessee, being marked Tract 2-A on the survey of the L. C. Claxton, and described according to a survey made by Ernest Medlin, Surveyor, dated March 21, 1964, as follows:

Beginning at a Point in the center line of Cato Road, the northeast corner of the tract that was conveyed to Jimmie B. Crowder and wife, by deed of record in Book 3702, page 399, Register's Office; thence along Crowder's north line, west 1575 feet to a point; then north 1 degree 15' east 115 feet to the common corner of Tracts 2A and 2B on said Claxton Survey; thence with the line between said Tracts, north 89 degrees 24' east 1545 feet to the center line of Cato Road, thence with the center line of the same, south 20 degree 30' east 138 feet to the point of beginning, containing 4.66 acres more or less.

Being the same property conveyed to James B. Foreman by Warranty Deed from Billy Eugene Hollis; Ernest Ray Hollis; James Erskine Hollis; Mary Sue Hollis Hunter, fka Mary Sue Hollis Lanham; Charles Virgil Hollis; Thomas Coleman Hollis, Jr.; and Sheila Hollis Kessler fka Sheila Hollis Stephenson, all Devisees under the Last Will and Testament of Susie G. Hollis aka Susie Grice Hollis, deceased, and the heirs-at-law of the said Susie G. Hollis, dated June 27, 2017, recorded July 5, 2017, of record in Instrument No. 20170705-0067347, Register's Office for Davidson County, Tennessee.

This is improved property located at: **4315 Cato Road, Nashville, TN 37218**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying his prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 do 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of January, 2020.

GRANTOR:

James B. Foreman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James B. Foreman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 31st day of January, 2020.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

Notary Public
My Commission expires: 3/8/2021

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

