Karen Johnson Davidson County
Batch# 354741 DEEDWARR
02/07/2020 09:51:44 AM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20200207-0014403

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Regional Holdings, LLC
PO Box 707
Clarksville, TN 37041-0707

SEND TAX BILL TO:
NEW OWNER

MAP/PARCEL 041-00-0-059.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid by hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Michael E. Driver, Trustee of The Michael E. Driver and Julia R. Driver Revocable Living Family Trust hereafter called the GRANTORS,** have bargained and sold, and by these presents, do transfer and convey unto **Regional Holdings, LLC , hereafter called the GRANTEE,** their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, described as follows:

TRACT ONE: Land in the 10th Civil District of Davidson County, Tennessee, being part of the J.W. Harris Land as of record in Book 421, Page 75, Register' s Office for said County, and described according to a survey made by Ralph W.C. Lambert, Surveyor, dated June 16,1956. as follows:
Beginning at a point in the southerly margin of Old Hickory Boulevard at an iron pin which is 400 feet west of the northwest corner of the property conveyed to Landon H. Rizor, and wife, Ida Due Rizor, by deed of correction from T.W. Dailey and wife, of record, In Book__ Page__ , Register' s Office for said County, thence South 2 degrees 30' West 290.5 feet to an iron pin, which is 400 feet from the southeast corner of said Rizor property; thence North 80 degrees 30' West 150 feet to an iron pin; thence north 3 degrees 30' east 321.5 feet to an iron pin in the south margin of Old Hickory Boulevard; thence with the margin of said Boulevard South 66 degrees 52' East 150 feet to the beginning.

TRACT TWO: Land in the 10th Civil District of Davidson County, Tennessee, being shown as Parcel No. 4 on a survey dated September 10, 1972, and made by C & C Engineering Co., and according to said survey is described as follows: beginning at a point, this point being an iron pin set in the southern right-of-way line of Old Hickory Boulevard in the northwest corner of the T.W. Dailey, Jr., property; thence South 2 degrees 27' West 320.98 feet bounded by the T.W. Dailey, Jr., property to an iron pin; thence North 80 degrees 16' West 121.74 feet to an iron pin; thence North 21 degrees 24' East 328.21 feet to an iron pin in the southern right-of-way line of Old Hickory Boulevard; thence along the in the southern right-of-way line of Old Hickory Boulevard South 68 degrees 36 min. East 15.00 feet to an iron pin, this being the point of the beginning and containing 0.501 acres.

The above tract or tracts were subject to a conveyance made to eliminate awkward frontage and offsets in certain boundary lines with said description as follows: In the 3rd Councilmanic District, formerly in the 10th Councilmanic District of said County; Thomas W. Dailey and wife, herein convey to Glenna May Dailey a small

triangular tract of land on the southeast comer at 1355 Old Hickory Blvd., which measures 7.5 feet of land on the south line of said lot and runs with east boundary to a point where a straight line from concrete monument set in the margin of Old Hickory at an iron pin in the south line of said lot intersects said east boundary, thence with this line south to an iron pin 7.5 feet from the southeast corner in the south boundary.

Being the same property conveyed to The Michael E. Driver and Julia R. Driver Revocable Living Family Trust by Quitclaim deed from Michael E. Driver and Julia R. Driver of record in Instrument No. 20130725-0076973 Register's Office for Davidson County, Tennessee, dated July 25, 2013 and recorded on July 25, 2013.

This is improved property known as: **1355 Old Hickory Blvd., Nashville, Tennessee 37207**

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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 heirs and assigns, forever; and,

GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE their heirs and assigns, against the lawful claims of all persons whomsoever. Possession to be given 6th day of February, 2020.

WITNESS MY HAND on this the 6th day of February, 2020

The Michael E. Driver and Julia R. Driver Revocable Living Family Trust

Michael E. Driver, Trustee

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Michael E. Driver, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of the The Michael E. Driver and Julia R. Driver Revocable Living Family Trust , the within named bargainor, and as such Trustee executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seals at office this 6th day of February, 2020.

NOTARY PUBLIC

My Commission Expires: 09-09-23

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

The actual value or consideration, whichever is greater, for this transfer is $310,000.00.

AFFIANT

Subscribed and sworn to before me this the 6th day of February, 2020.

NOTARY PUBLIC

My Commission Expires: 09-09-23

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

File No: 200028