Karen Johnson Davidson County
Batch# 367951 DEEDWARRSP
03/05/2020 10:40:39 AM 4 pgs
Fees: $23.00 Taxes: $3,385.50
20200305-0024727

THIS INSTRUMENT PREPARED BY: WILLIAM T. SMITH **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 THIRD AVENUE SOUTH, SUITE 1700 NASHVILLE, TENNESSEE 37201 (615) 244-4994	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $915,000.00. Affiant Subscribed and sworn to before me, this 5th day of March, 2020. Notary Public My commission expires: July 9, 2022 CONNIE CANTRELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Terrence J. Clyne, Trustee 48 Concord Park East Nashville, TN 37205	SAME	043 03 0 018.00

SPECIAL 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 consideration, the receipt of which is hereby acknowledged, **J. RICHARD SHELLEY** and **CAROL ANN**

HARRIS (f/k/a **CAROL SHELLEY**), as tenants in common (collectively, "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **TERRENCE J. CLYNE, TRUSTEE OF THE TERRENCE J. CLYNE LIVING TRUST FOR KAREN LAVELLE, HOLLY LANCASTER AND TIMOTHY LAVELLE, KATHLEEN LAVELLE, COLLEEN VISCONTI AND THEIR APPOINTEES OR ISSUE DATED OCTOBER 21, 2015** ("Grantee"), his successors, and his assigns, effective as of this 4th day of March, 2020 (the "Effective Date"), that certain tract or parcel of land in Davidson County, Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 8, as shown on the map entitled Revised Plan of Rivergate Industrial Park, Section Three, of record in Book 6200, page 667, 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 D & S Remodelers, Inc. d/b/a Servpro of Madison/Goodlettsville by deed from Myatt Industrial Partnership, of record in Book 11112, page 719, dated September 10, 1998, Register's Office for Davidson County, Tennessee.
>
> D & S Remodelers, Inc. d/b/a Servpro of Madison & Goodlettsville further conveyed said property to J. Richard Shelley and wife, Carol Shelley, by deed of record as Instrument No. 20031024-0157504, dated October 14, 2003, and re-recorded as Instrument No. 20031106-0162897, Register's Office for Davidson County, Tennessee. Carol Shelley is now known as Carol Ann Harris pursuant to Final Decree of Divorce in Case No. 83CC1-2017-CV-734 in the Circuit Court for Sumner County, Tennessee.

This conveyance is made subject to:

1. All taxes and assessments required to be paid in the year 2020 and subsequent years, which have been prorated and assumed by Grantee;

2. Matters shown on the Plan of record in Book 6200, page 667, Register's Office for Davidson County, Tennessee.

3. Deed of Dedication for water mains of record in Book 7825, page 553, Register's Office for Davidson County, Tennessee.

4. Deed of Conveyance for sanitary sewer easement of record in Book 7542, page 521, Register's Office for Davidson County, Tennessee.

5. Warranty Deed of Flowage Easement of record in Book 2279, page 1,

Register's Office for Davidson County, Tennessee.

This is improved property known as 813 Madison Industrial Road, Madison, Davidson County, Tennessee.

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, his successors, and his assigns, forever; and Grantors covenant with the said Grantee that Grantors 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 Grantors further covenant and bind Grantors, their heirs, their representatives, and their assigns, to warrant and forever defend the title to the said land to the said Grantee, his successors, and his assigns, against the lawful claims of all persons whomsoever arising by, through, or under Grantors, but not otherwise.

{Signature page to follow}

WITNESS our hands effective as of the Effective Date.

GRANTORS:

J. Richard Shelley

Carol Ann Harris (f/k/a Carol Shelley)

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **J. RICHARD SHELLEY**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4 day of March, 2020.

Notary Public

My Commission Expires: 7-5-21

BRANDY GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CAROL ANN HARRIS (F/K/A CAROL SHELLEY)**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4 day of March, 2020.

Notary Public

My Commission Expires: 7-5-21

BRANDY GOMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY