THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 200627995

Karen Johnson Davidson County
Batch# 439130 **DEEDWARR**
07/16/2020 01:09:04 PM 2 pgs
Fees: $13.00 Taxes: $2,682.50

20200716-0078120

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $725,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of July, 2020.

Notary Public
My Commission Expires:

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Teras Enterprises, LLC PO Box 2207 Brentwood, TN 37027	New Owner	Tax Parcel ID No. 119-03-0-178.00 119-03-0- 174 .00 119-03-0-173.00 119-03-0-176.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jon G. English** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Teras Enterprises, LLC**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract 1:
Land in Davidson County, Tennessee, being Lot(s) 12, as shown on the map entitled Resubdivision of Lots 12 & 13 of The Resubdivision of The Plus Park Section 15, of record in Plat Book 5190, page 355, 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 JON G. ENGLISH AND DOUGLAS A. IRWIN, by deed from SPRING HILL LAND COMPANY, of record in Plat Book 5190, page 355 , dated April 30, 2003 , said Register's Office.

DOUGLAS A. IRWIN conveyed his interest to JON G. ENGLISH, by quitclaim deed of record in Instrument No. 20130927-0102044, dated September 26, 2013, said Register's Office.

Tract 2:
Land in Davidson County, Tennessee, being Lot(s) 8, as shown on the map entitled Resubdivision of The Plus Park Section Fifteen, of record in Plat Book 5210, page 106, 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 JON G. ENGLISH AND DOUGLAS A. IRWIN, by deed from SPRING HILL LAND COMPANY, A TENNESSEE CORPORATION, of record in Instrument No. 20050906-0106709 and corrected by Affidavit of Scrivener's Error of record in 20090903-0082929 , dated September 2, 2005 , said Register's Office.

Being further conveyed to ENGWIN PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP by quitclaim deed from JON G. ENGLISH AND DOUGLAS A. IRWIN, of record in Instrument No. 20090903-0082936, dated September 1, 2009, said Register's Office.

Being further conveyed to JON G. ENGLISH by deed from ENGWIN PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP, of record in Instrument No. 20130927-0102031, dated September, 26, 2013, said Register's Office.

Tract 3:
Land in Davidson County, Tennessee, being Lot(s) 7 , as shown on the map entitled Resubdivision of The Plus Park Section Fifteen, of record in Plat Book 5210, page 106, 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 JON G. ENGLISH AND DOUGLAS A. IRWIN, by deed from SPRING HILL LAND COMPANY, of record in Instrument No. 20050906-0106413 , dated September 2, 2005 , said Register's Office.

Being further conveyed to JON G. ENGLISH by deed from DOUGLAS A. IRWIN, of record in Instrument No. 20130927-0102033, dated September 26, 2013, said Register's Office.

Tract 4:
Land in Davidson County, Tennessee, being Lot(s) 10 , as shown on the map entitled Resubdivision of The Plus Park Section Fifteen, of record in Plat Book 5210, page 106, 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 JON G. ENGLISH AND DOUGLAS A. IRWIN, by deed from SPRING HILL LAND COMPANY, of record in Instrument No. 20030502-0058799, dated April 30, 2003, re-recorded in Instrument No. 20030912-0134449, said Register's Office.

Being further conveyed to JON G. ENGLISH by deed from DOUGLAS A. IRWIN, of record in Instrument No. 20130927-0102037, dated September 26, 2013, said Register's Office.

Said properties were never the marital residences of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 119-03-0-178.00, 119-03-0- 174.00 , 119-03-0-173.00, 119-03-0-176.00.

Matters shown on the Plan of record in Plat Book 5190, page 355, said Register's Office. (as to Tract 1)

Matters shown on the Plan of record in Plat Book 5210, page 106, said Register's Office. (as to Tracts 2, 3 and 4)

[redacted]

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 15th day of July, 2020.

_____
Jon G. English

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jon G. English, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 15th day of July, 2020.

_____
Notary Public

My Commission Expires: _____

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 7, 2021