Karen Johnson Davidson County
Batch# 440878 DEEDWARR
07/20/2020 03:33:30 PM 4 pgs
Fees: $23.00 Taxes: $407.00
20200720-0079545

PLEASE COMBINE IN TO ONE MAP/PARCEL

Warranty Deed

CARMEN COATS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $110,000.00. Affiant Subscribed and sworn to before me, this the 10th day of July, 2020. Carmen Coats Notary Public My commission expires:

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
XE Development Company, LLC	New Owner	07008015500, 07008015600 & 07008015700
1416 Breckenridge Court		
Whites Creek, TN 37189		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **RICHARD B. OMOHUNDRO, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **XE DEVELOPMENT COMPANY, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

JM

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 103 on the Plan of Free Silver Plan of record in Plat Book 161, Page 76, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot fronts 25 feet on the South side of Price Street and extends back between parallel lines 125 feet to an alley.

Being the same property conveyed to Richard B. Omohundro by Warranty deed from M.H. Ragan and wife, Frances B. Ragan of record in Book 4986, page 961, Register's Office for Davidson County, Tennessee, dated January 9, 1976 and recorded on January 9, 1976.

Tract 2:

Land in Davidson County, Tennessee, being Lot No. 104 on the Plan of Free Silver Plan of record in Plat Book 161, Page 76, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Included in Tracts 1 and 2, but excluded therefrom is the property described in Warranty Deed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8307, page 718, described as follows:

Beginning at a point in the existing Southern right of way margin of Trinity Lane, said point being the Northeastern corner of the aforementioned Omohundro property; Thence, leaving said existing Southern Right of way with the Northerly boundary of said Omohundro property South 31 Degrees 33 Minutes 53.0 Seconds West, 2.03 feet to a point; Thence, leaving said Northerly boundary with a new line to a point on a curve to the left, the radius of which is 2,828.79 feet, a central angle of 01 Degrees 05 Minutes 2.7 Seconds, and an arc length of 53.52 feet, to a point on the Western boundary line of said Omohundro property; Thence, with Western boundary North 31 Degrees 33 Minutes 53.0 seconds East, 4.73 feet, to a point on the aforesaid existing Southern Right of way margin; Thence, with said existing southern right of way South 76 Degrees 34 Minutes 16.3 Seconds East , 52.62 feet, more or less, to the point of beginning.

Being the same property conveyed to Richard Omohundro by Final Decree Confirming Sale from Clerk and Master of record in Book 5114, page 123, Register's Office for Davidson County, Tennessee, dated February 10, 1977 and recorded on February 10, 1977.

Tract 3:

Land in Davidson County, Tennessee, being Lot No. 105 on the Plan of Free Silver Plan of record in Plat Book 161, Page 76, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Included in Tract 3, but excluded therefrom is the property described in Agreed Final Order to Metropolitan Government of Nashville and Davidson County, of record in Book 8463, page 465, described as follows:

Beginning at a point in the existing Southern right of way margin of Trinity Lane, said point being the Northeastern corner of the aforementioned Brent property; Thence, leaving said existing Southern right of way with the northerly boundary of said Brent property South 31 Degrees 33 Minutes 53.0 seconds West, 1.08 feet to a point; Thence, leaving said Northerly boundary with a new line to a point on a curve to the left, the radius of which is 2,828.79 feet, a central angle of 00 Degrees 32 Minutes 20.4 seconds, and an arc length of 26.61 feet, to a point on the western boundary line of said Brent property; Thence, with Western boundary North 31 Degrees 33 Minutes 53.0 Seconds East, 2.03 feet to a point on the aforesaid existing Southern Right of way margin; Thence, with said existing right of way margin; Thence, with said existing Southern Right of way South 76 Degrees 33 Minutes 58.0 Seconds East, 26.30 feet, more or less, to the point of beginning.

Being the same property conveyed to Richard Omohundro by Final Decree Confirming Sale from Clerk and Master of record in Instrument No. 20060928-0119966, Register's Office for Davidson County, Tennessee, dated October 12, 2005 and recorded on September 28, 2006.

**This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.*

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 0 West Trinity Lane, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 10th day of July, 2020.

Richard B. Omohundro

Richard B. Omohundro

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Richard B. Omohundro, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 10th day of July, 2020.

Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022