Karen Johnson Davidson County
Batch# 441757 DEEDWARR
07/21/2020 03:10:30 PM 3 pgs
Fees: $18.00 Taxes: $2,432.75
20200721-0080217

Warranty Deed

BRANDON MILLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $657,500.00. Affiant Subscribed and sworn to before me, this the 14th day of July, 2020. Notary Public My commission expires: 5-2-22

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:
319 Investments, LLC	Same	042-16-0-107.00 042-16-0-226.00
718 Mcferrin Avenue		
Nashville, TN 37206		

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, **112 GALLATIN PIKE, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **319 INVESTMENTS, 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:

BLT

TRACT 1: MAP & PARCEL 042-16-0-107.00 (112 Gallatin Pike South)

Being the southerly part of land in the 11th Civil District of Davidson County, Tennessee, conveyed by Mrs. Alba Alice Draper to Walton Draper by deed of record in Book 2089, Page 397, Register's Office for Davidson County, Tennessee, said southern part of said tract is described as follows:

Beginning at the southeast corner of the tract of land conveyed by Mr. Alba Alice Draper to Walton Draper, as aforesaid, thence in a westerly direction with the south boundary line of said tract 300 feet to the southwest corner of said tract; thence north, parallel to the center of the Gallatin Road, and along the west boundary line of said tract, 40 feet to a point in said boundary line; thence easterly parallel to the south boundary line of said tract, 300 feet to the center of the Gallatin Road, thence southerly with said center line of the Gallatin Road 40 feet to the point of beginning.

The tract herein conveyed fronting 40 feet on the westerly side of Gallatin Road has been a store house erected on the portion fronting on said Gallatin Road.

Appurtenant to the above described tract an easement is hereby granted for a driveway 12 feet wide, running from the rear of the tract-herein conveyed along the west boundary line of the tract conveyed by Mr. Alba Alice Draper to Walton Draper northerly approximately 160 feet across said tract to the Old Hickory Boulevard.

TRACT 2: MAP & PARCEL 042-16-0-226.00 (0 Gallatin Pike South)

Land in the 11th Civil District of Davidson County, Tennessee, described partly, according to a survey made by Harvey Gee, Surveyor, dated March 22, 1959, as follows:

Beginning on the westerly margin of Gallatin Road at the northwest corner of the property conveyed to Walton Young Draper and Beverage Young Draper by deed from Walton Draper and wife, of record in Book 2247, Page 472, Register's Office for said County; thence with said Draper's northern boundary line, North 86 deg. 53 min. West 101.1 feet; thence North 11 deg. 34 min. East 52.36 feet; thence eastwardly 100 feet, more or less, to the westerly margin of Gallatin Road; thence with the same, South 11 deg. 34 min. West 37.5 feet to the beginning.

Being the same property conveyed to 112 Gallatin Pike LLC by Warranty deed from Jerry Harlan and wife, Wanda Harlan of record in Instrument No. 20180614-0057021 Register's Office for Davidson County, Tennessee, dated June 8, 2018 and recorded on June 14, 2018.

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 112 & 0 Gallatin Pike South, Nashville, TN 37115, 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 14th day of July, 2020.

112 Gallatin Pike, LLC, a Tennessee Limited Liability Company

By: Taylor Anderson

Taylor Anderson, Authorized Member

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 Taylor Anderson, Authorized Member with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Member of 112 Gallatin Pike, LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 14th day of July, 2020.

E Harris
Notary Public

My Commission Expires: 3/6/24

ERIC HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires March 06, 2024

Date: July 14, 2020

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

