Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 12/6/21

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 478328 DEEDWARR
09/18/2020 09:53:31 AM 2 pgs
Fees: $13.00 Taxes: $1,476.30

20200918-0107078

Carrie Borden Notary Public State of Tennessee Williamson County My Commission Expires December 6, 2021

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0601

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
EHE Properties, LLC	NEW OWNER	Map: 14900015602
(NAME) 7613 Oakfield Way	(NAME)	
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED NINETY-NINE THOUSAND AND NO/100 DOLLARS ($399,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

WYLENE S. ALBRIGHT, UNMARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

EHE PROPERTIES, LLC,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land lying in the 2nd Civil District of said County and State, being a part of a tract of 12.08 acres that was conveyed to James Loyal Sanders and wife, by deed from J. S. Tatom and wife, of record in Book 1759, page 224, Register's Office for said County, and described according to a copy of a survey made by Geo. W. Watkins, Surveyor, on November 27, 1961, and being designated on said survey as the south part of a 2.82 acre tract more or less, and described as follows:

Beginning at a point in the east margin of Old Hickory Boulevard or Bells Lane, at the southwest corner of said tract of 2.82 acres more or less, and the northwest corner of a 2.30 acre tract more or less; thence with the line between said tracts, south 89° 24' east 476.5 feet to an iron pin, a corner of the Mayo and Shelton Lands; thence with Mayo's line, north 51° east 238.4 feet to an iron pin; thence westerly 677 feet more or less to the easterly margin of Old Hickory Boulevard or Bells Lane; thence with the margin of the same, southerly 150 feet to the point of beginning.

There is to be an easement reserved for sewer line privileges together with the right of inspecting, maintaining and repairing said sewer line on the following described property which is a part of the above described land.

Beginning 280.0 feet in a direction of South 89° 24' East from the point of beginning of the above described tract of land; thence South 89° 24' East, 196.5 feet; thence North 51° East 238.4 feet; thence westerly 12.0 feet; thence South 51° West 226.4 feet; thence North 89° 24' West 184.5 feet; thence southerly 12.0 feet to the point of beginning.

Land included, but specifically excluded there from is the following described property, to wit:

Beginning at a point on the east existing margin of Bell Road, said point being the point of intersection between the common property line between Ronald M. and Vivian L. Grendell and the Grantor with the east existing margin of Bell Road; thence with said existing margin of Bell Road northerly 150 feet more or

less to the intersection with the common property line of Jerry W. and Linda B. Snow and the Grantor; thence with said common property line South 86 degrees 27 minutes 52 seconds East 4.78 feet to the point of intersection with the east proposed margin of State Project No. 19057-2212-14; thence with said proposed margin a 1720.95 foot radius curve left 149.54 feet to Ronald M. and Vivian L. Grendell north property line; thence with said property line North 85 degrees 20 minutes 22 seconds West 5.34 feet to the point of beginning, containing 402 square feet and being part of the same property conveyed by John Henery and Hazel G. Patterson to William C. and Wylene S. Albright of record in Book 4948, Page 504, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William C. Albright and wife, Wylene S. Albright, by deed from John Henry Patterson and wife, Hazel G. Patterson, of record in Book 4948, Page 504, dated September 4, 1975, Register's Office for said County. Also see Affidavit of Scrivener's Errors of record in Instrument No. 20180409-0033088, said Register's Office. The said William C. Albright died December 20, 2017, and title vested in Wylene S. Albright as surviving tenant by the entirety.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and paid by the Grantors; (2) Sewer Line Easement of record in Book 4948, Page 504, corrected in Instrument No. 20180409-0033088, in the Register's Office for Davidson County, Tennessee; (3) Deed to State of Tennessee of record in Book 10099, Page 623, in the Register's Office for Davidson County, Tennessee; (4) Sewer and Drainage Easement to Metropolitan Government of Nashville and Davidson County of record in Book 4839, Page 808, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 538 Bell Road, Antioch, TN 37013
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 15th day of September, 2020.

Wylene S. Albright
Wylene S. Albright

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal this, 15th day of September, 2020.

Notary Public

My Commission Expires:

1/3/23

JAMIE C POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

JAMIE C POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY