#35650

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE, COUNTY OF DAVIDSON:
Mudter, Patterson & Cox PLLC **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215**	The actual consideration or value, whichever is greater, for this transfer is: $95,000.00. Affiant Subscribed and sworn to before me this 13th day of October, 2020. Notary Public My Commission Expires: October 2, 2023
Record & Return To: **First Title & Escrow Co., Inc.** **FTEC File No. 35650-07-2020**	

STACY L. THOMAS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2023

Karen Johnson Davidson County
Batch# 500410 DEEDWARR
10/22/2020 01:38:30 PM 4 pgs
Fees: $23.00 Taxes: $351.50
20201022-0123051

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Hester Beasley Partners 8942 Hester Beasley Road Nashville, TN 37221	Adam J. Epstein General Partner 3704 Hobbs Road Nashville, TN 37215	Map and Parcel No.: 16800012500

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, **Brady Seals**, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Hester Beasley Partners, A Tennessee General Partnership** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 8942 Hester Beasley Road, Nashville, TN 37221.

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

And Grantor covenants that he 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 13th day of October, 2020.

Brady Seals

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brady Seals, with whom I am personally acquainted (or proved to me 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 13th day of October, 2020.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Claude W. Smith Subdivision, as of record in Instrument No. 20190320-0025451, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Together with a 50 foot ingress-egress and utility easement as more fully described in Deed of record in Book 10482 Page 439, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brady Seals, by deed dated September 27, 2019 from Claude W. Smith and wife, Linda H. Smith, of record in Instrument No. 20191007-0102562, Register's Office for Davidson County, Tennessee. Corrected by Scrivener's Affidavit of record in Instrument No. 20200326-0032881, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 16800012500.
2. Restrictive Covenants contained in an instrument of record in Book 10482, page 439, Register's Office for Davidson County, Tennessee, which includes the following note: "after the road is completed, maintenance of said road shall be the responsibility of the landowner whose land it passes through".
3. All matters appearing on the Plan of record as Instrument No. 20190320-0025451, Register's Office for Davidson County, Tennessee.
4. Non-Exclusive Waterline Easement of record in Instrument No. 20180921-0093936, Register's Office for Davidson County, Tennessee.
5. 50 Ft. Ingress-Egress and Utility Easement of record in Book 10482, page 439, Register's Office for Davidson County, Tennessee.
6. Easements as set forth in Deed of record in Book 9225, page 430, Register's Office for Davidson County, Tennessee.
7. Agreement of record in Book 9816, page 599, Register's Office for Davidson County, Tennessee.
8. Easement for the flow of Pritchett's Branch across the subject premises.
9. Dedication of Private Water Service Line Easement of record in Instrument No. 20030115-0006026, Register's Office for Davidson County, Tennessee.

TRUE COPY CERTIFICATION

I, KELLY E. COX, 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 and authenticated according to law.

Kelly E. Cox

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Stacy L. Thomas, a Notary Public for this County and State, Kelly E. Cox, 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: October 2, 2023
Notary Seal:

