Karen Johnson Davidson County
Batch# 503250 DEEDWARR
10/29/2020 11:42:30 AM 3 pgs
Fees: $18.00 Taxes: $2,253.30
20201029-0125883

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20203850

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$609,000.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 26th day of October, 2020.

Notary Public
My Commission Expires: 6-26-21

JAMES R. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

THIS INDENTURE, made this 26th day of October, 2020, among:

JOHN T. BRANTLEY AND HAYLEY R. BRANTLEY, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

WILSON CRAIG LAINE, AN UNMARRIED PERSON

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Land in Davidson County, Tennessee, being more particularly described as follows:

Being part of a Block of Ground marked "International Exposition Building", on the Plan of Charlotte Park Company's First Addition to Nashville, of record in Book 57, page 103, Register's office for Davidson County, Tennessee.

Said part of said Block fronts 50 feet on the southerly margin of Park Avenue, formerly First Avenue, and extends back between parallel lines with the west margin of 47th Avenue North, formerly 6th Street,150 feet to an alley.

Being the same property conveyed to James W. McGowan and wife, Marion Brady McGowan by deed of record in Book 2100, page 605, Register' s office for Davidson County, Tennessee. The said James W. McGowan has since died and his surviving spouse, Marion Brady McGowan, conveyed her interest to Marion B. McGowan Living Trust by quitclaim deed of record in Book 9595, page 823, said Register's Office. Marion B. McGowan Living Trust, conveyed a one-third interest to McGowan Family Investments, a partnership comprised of Robert L. McGowan, Sr., Jamie M. Scott and James W. McGowan, Jr., of record in Book 9915, page 154, said Register's Office, a one-third interest of record in Book 10319, page 23, said Register's Office, and the remaining one-third interest of record at Book 10758, page 733, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to McGowan Family Investments, LLC, a Tennessee limited liability company by Quitclaim deed from McGowan Family Investments, a Tennessee general partnership comprised of Robert L. McGowan, Sr., Jamie M. Scott Stewart and James W. McGowan, Jr. of record in Instrument No. 20130812-0084292 Register's Office for Davidson County, Tennessee, dated August 06, 2013 and recorded on August 12, 2013.

Being the same property conveyed to John T. Brantley and Hayley R. Brantley, husband and wife by Warranty deed from McGowan Family Investments, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20190613-0056764 Register's Office for Davidson County, Tennessee, dated May 24, 2019 and recorded on June 13, 2019. Being also known as 4701 Park Avenue Nashville, Tennessee 37209.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

John T. Brantley

Hayley R. Brantley

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **John T. Brantley and Hayley R. Brantley**, the within named bargainor(s), 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 26 day of October, 2020.

NICK HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Notary Public
My Commission Expires:_____

Owner Name & Property Address:

Name: Wilson Craig Laine
Address: 4701 Park Avenue
City, State, Zip: Nashville, TN 37209

Responsible Party For Taxes:

Name: Wilson Bank & Trust
Address: 1436 W. Main Street
City, State, Zip: Lebanon, TN 37087

Tax ID: 091-15-0-337.00

True Copy Certification

I, **Nick Harris**, 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 Tennessee

County of Williamson

Personally appeared before me, **Bethany D. Scott**, a notary public for this county and state, **Nick Harris**, 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: 3/7/22

BETHANY D. SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY