WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 500,000.00 .

Mary Gail Porter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF NOVEMBER, 2020.

Kimberley C. Kindall
Notary Public
COMMISSION EXPIRES: 5-2-2022

KIMBERLEY C KINDALL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 2, 2022

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 515584 DEEDWARR
11/12/2020 03:40:30 PM 2 pgs
Fees: $13.00 Taxes: $1,850.00
20201112-0133732

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Luciano Scala	Luciano Scala	085 15 0 021.00
(NAME) 3004 Lebanon Pike	(NAME) 1838 Otter Creek RD.	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37215	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Don R. McEachern, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Pampas LLC, a Tennessee limited liability company,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Tract of land in the 3rd Civil District of Davidson County, Tennessee, adjoining the town of Donelson and described according to a survey thereof made August 20, 1949, by Z.J Wilkinson, Surveyor, as follows:

Beginning at a point in the center line of Lebanon Pike 32 feet west of the original southeast corner of 5.52 acre tract conveyed to the Trustees of Price Memorial Methodist Episcopal Church South, by deed of record in Book 736, Page 57, of the Register's Office for said County, said point being 32 feet west of a point in the west margin of an 18 foot roadway running along the west line of the Peek lot; thence with the center line of said Lebanon Pike. South 53 deg 10' West 168 feet to a point, being the Southeast corner of the Laws property, thence along Laws' easterly line North 38 deg. 30' West 540.5 feet to a point; thence North 46 deg. East 152 feet to a stake, being a corner of the property conveyed to H.E. Stanford; thence along Stanford's westerly line South 39 deg. 15' East 538 feet to the beginning.

Included in the above described property but expressly excluded therefrom is the following Right of Way Acquisition:

Beginning at a point in the Present Right-of-Way of Lebanon Pike 45.31 feet left of Station 20+26.63 for Project 01-R-08 on file at the Public Works Department of Davidson County, Tennessee, said point being the point of beginning; Thence North 33 degrees 31 minutes 12 seconds West, 19 feet to a point in the Proposed Right-of-way of Lebanon Pike; Thence North 57 degrees 30 minutes 53 seconds East 23.56 feet to a point in the Proposed Right-of-Way of Lebanon Pike; Thence with a curve to the left, having a radius of 3383.75 feet, an arc length of 126.55 feet, a chord bearing of North 56 degrees 26 minutes 36 seconds East, and a chord length of 126.55 feet to a point on the Proposed Right-of-Way: Thence with a curve to the left, having a radius of 10 feet, an arc length of 15.62 feet, a chord bearing of North 10 degrees 02 minutes 01 seconds East, and a chord length of 14.08 feet to a point; Thence North 54 degrees 46 minutes 47 seconds East, 6.23 feet to a point in the Present Right-of-Way of Disspayne Drive; Thence South 35 degrees 13 minutes 13 seconds East, 29.04 feet to a point on the Present Right-of-Way of Lebanon Pike; Thence with the Present Right-of-Way of Lebanon Pike and a curve to the right, having a radius of 3402.75 feet, an arc length of 143.69 feet, a chord bearing of South 58 degrees 18 minutes 18" seconds West, and a chord length of 143.67 feet to a point; Thence continuing with the Present Right-of-Way of Lebanon Pike, South 57 degrees 30 minutes 53 seconds West, 23.22 feet, to the beginning.

Being the same property conveyed to Don R. McEachern, married by Deed dated December 15, 2005 from Tina L. Smith, a single woman, recorded December 28, 2005, in Instrument Number 20051228-0155497, in the Official Records of Davidson County, Tennessee. This property was not the principal marital residence to seller.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 3004 Lebanon Pike Nashville, TN 37214

(House Number) (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. successors 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, successors 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 my hand and seal this 10th day of November, 2020.

Don R. McEachern

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Don R. McEachern, 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 as his free act and deed for the purposes therein contained.

WITNESS my hand and seal this 10th day of November, 2020.

Notary Public

Commission Expires: 11-20-2023

GAIL DORNAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES 11-20-2023

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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 Davidson)

Personally appeared before the undersigned, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: January 10, 2023

MARY GAIL PORTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JANUARY 10, 2023

Notary Signature