Karen Johnson Davidson County
Batch# 520531 DEEDWARR
11/23/2020 04:03:54 PM 5 pgs
Fees: $28.00 Taxes: $1,110.00
20201123-0137538

This Instrument Prepared By:
John M. McDonald
Evans, Jones & Reynolds, P.C.
SunTrust Plaza, Suite 710
401 Commerce Street
Nashville, TN 37219

WARRANTY DEED

Address of New Owner:	Send Tax Bill To:	Map-Parcel Number:
Malcolm E. Holland and Kaye B. Holland 8207 Vaden Drive Brentwood, TN 37027	Malcolm E. Holland and Kaye B. Holland 8207 Vaden Drive Brentwood, TN 37027	Map 106-09-0-059.00 Map 106-09-0-060.00 Map 106-09-0-061.00 Map 106-09-0-062.00

This instrument prepared from information supplied by the parties, for which preparer assumes no responsibility. Preparer of this instrument makes no representations as to the title of the property described herein.

FOR AND IN CONSIDERATION of $300,000.00, cash in hand paid, and other good and value consideration, the receipt and sufficiency of which is hereby acknowledged, **Wilma B. Wade**, as Grantor, by these presents does hereby grant, bargain, sell and convey unto **Malcolm E. Holland** and wife, **Kaye B. Holland**, as Grantees, all of her undivided interest in and to those certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to- wit:

SEE ATTACHED EXHIBIT "A"

These are improved properties known as 115 Tredco Drive, Nashville, TN 37210, 123 Tredco Drive, Nashville, TN 37210, 127 Tredco Drive, Nashville, TN 37210, and 131 Tredco Drive, Nashville, TN 37210.

Together with the hereditaments and appurtenances thereto appertaining.

TO HAVE AND TO HOLD and Grantor does covenant with Grantees that Grantor is well seized of the property, that Grantor has good right and title to convey the property. Grantor

covenants that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming, through or under Grantor but not further or otherwise.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises which may be of record or otherwise.

WITNESS my hand this 2nd day of November, 2020.

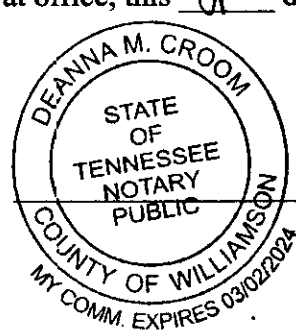
Wilma B. Wade
Wilma B. Wade, Grantor

STATE OF TENNESSEE)
)
COUNTY OF ~~DAVIDSON~~ Williamson)

Personally appeared before me, Deanna M. Croom, a Notary Public in and for said State and County, **Wilma B. Wade**, a widow, with whom I am personally acquainted (or proved to me on satisfactory basis) and who acknowledged that she executed the within instrument for the purposes therein contained. This Warranty Deed was witnessed and notarized remotely pursuant to Executive Order No. 64 dated September 29, 2020 permitting the same due to the state of emergency caused by the COVID 19 epidemic.

Witness my hand, at office, this 2nd day of November, 2020.

Deanna M. Croom
Notary Public

My Commission Expires: 

****

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or true value of this transfer is $300,000.00.

Malcolm E Holland
Affiant

Subscribed and sworn to before me, this 23rd day of November, 2020.

Stephenie C Myers
Notary Public

My Commission Expires: Oct. 2, 2023

STEPHENIE C. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

371901.001.sm.Warranty Deed – 115-131 Tredco Drive

EXHIBIT A

PARCEL I:

ALL THAT TRACT or parcel of land lying and being in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plat of Burns Industrial Subdivision, as of record in Book 3600, page 73, Register's Office, aforesaid County. Said Lot No. 4 fronts 200.0 feet on the south margin of Tredco Drive and extends back between parallel lines 268.4 feet to a line on the rear, measuring 200.0 feet thereon. Being the same property conveyed one-half to C. W. Wade and wife, Wilma B. Wade, and one-half to Malcolm E. Holland and wife Kaye B. Holland of record in Book 4643, Page 360, Register's Office, in the aforesaid County, the said C. W. Wade having since died and his interest in said land passing entirely to Wilma B. Wade by operation of tenancy by the entirety being improved property located on Tredco Drive, Nashville, Tennessee Parcel I as described hereinabove is conveyed subject to the following items:

1. All facts which a correct, accurate, and exact survey and a current inspection of said Parcel II would disclose.

2. Easements and setback lines as shown on Plan of record in Book 3500, Page 101, Register's Office, aforesaid County, as corrected by corrected Plat of record in Book 3600, page 73, aforesaid.

PARCEL II:

ALL THAT TRACT or parcel of land lying and being in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plat of the Burns Industrial Subdivision, as of record in Book 3600, Page 73, Register's Office, aforesaid County. Said Lot No. 5 fronts 100.0 feet on the south side of Tredco Drive and extends back between parallel lines 268.4 feet to a line in the rear measuring 100.0 feet thereon. Being the same property conveyed to Being the same property conveyed to C. W. Wade and wife, Wilma B. Wade and Malcolm E. Holland and wife Kaye B. Holland of record in Book 4643, Page 360, Register's Office, aforesaid County, the said C. W. Wade having since died and his interest in said land passing entirely to Wilma B. Wade by operation of tenancy by the entirety being improved property located on Tredco Drive, Nashville, Tennessee Parcel I as described hereinabove is conveyed subject to the following items:

1. All facts which a correct, accurate, and exact survey and a current inspection of said Parcel II would disclose.

2. Easements and setback lines as shown on Plan of record in Book 3500, Page 101, Register's Office, aforesaid County, as corrected by corrected Plat of record in Book 3600, page 73, aforesaid.

PARCEL III:

ALL THAT TRACT or parcel of land lying and being in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 6 and 7 on the Plat of Burns Industrial Subdivision, as of record in Book 3600, Page 73, Register's Office, aforesaid County. Said Lot No. 6 fronts 100.0 feet to a line on the rear which measures 100.0 feet. Said Lot No. 7 is described as beginning at a point in the southerly margin of Tredco Drive, said point being the common northerly corner of Lots 6 and 7; thence in a southerly direction a distance of 268.4 feet to a point; thence westerly a distance of 110.9 feet to a concrete monument; thence north 3 degrees 39 minutes east a distance of 244.1 fee to a concrete monument; thence in a north-easterly direction a distance of 38.5 feet to a concrete monument in the southerly margin of Tredco Drive; thence easterly along the southerly margin of Tredco Drive a distance of 78.3 feet to the point of beginning. The said C.W. Wade having since died and his interest in said land passing entirely to Wilma B. Wade by operation of tenancy by the entirety. Being the same improved property located on Tredco Drive, Nashville, Tennessee.

Parcel III is conveyed subject to the following items:

1. All facts which a correct, accurate, and exact survey and a current inspection of said Parcel II would disclose.

2. Easements and setback lines as shown on Plan of record in Book 3500, Page 101, Register's Office, aforesaid County, as corrected by corrected Plat of record in Book 3600, page 73, aforesaid.