WARRANTY DEED

Karen Johnson Davidson County
Batch# 520690 DEEDWARR
11/24/2020 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $2,584.45
20201124-0137797

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $698,500.00.

Affiant

Subscribed and sworn to me on 11/13/2020.

NOTARY PUBLIC
My Commission Expires: 08/28/24

SANYA L. ARBOGAST
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Las Palmas Enterprises Partnership 8045 Highway 100 Nashville, TN 37221	Las Palmas Enterprises Partnership 3290 Ezell Pike Nashville, TN 37211-4106	156-032.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, McMullin Family Properties, L.L.C., a Tennessee limited liability company, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Las Palmas Enterprises Partnership, a Tennessee general partnership, hereinafter called **"GRANTEE,"** its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a portion of land situated in the 35th Council District of Davidson County, Tennessee, and is more particularly described as follows

Commencing at the approximate intersection of Temple Road and (state route 100) Highway 100 thence in westerly direction 654+/- feet to a 1/2" iron rod found having no cap on the southerly margin of Highway 100, at the northwest property owned by Mamie L. Flanigan and M.J. Flanigan, II, of record in Will Book 112, Page 537, boundary description taken from deed book 4119, Page 845, in the Register's Office for Davidson County, Tennessee, (R.O.D.C., TN), also being the northeast corner of the subject property and the point of beginning of herein described land;

thence with Flanigan's westerly line, South 11°40'31" East, a distance of 525.48 feet to a 1/2" iron rod found set by Galyon Northcutt, TN RLS# 1529, on the northerly line of the YMCA of Middle Tennessee, of record in Instrument number 20000824-0083916, R.O.D.C., TN;

thence with the YMCA northerly line, North 79°02'23" West, a distance of 118.54 feet to a 1/2" iron rod found having no cap at the southeast corner of Harpeth Heights Baptist Church of record in Deed Book 3374, Page 533, R.O.D.C., TN;

thence with the churches easterly line, North 11°44'10" West, a distance of 480.07 to a 6" diameter Axle found on the southerly margin of Highway 100;

thence with the margin of Highway 100, North 78°27'00" East, a distance of 110.00 feet to the point of beginning of herein described land, having an area of 55,148.30 square feet or 1.27 acres more or less;

Information was taken from a Boundary and Topographic survey done by Dale and Associates, under the supervision of Steven C. Matthews, TN. R.L.S. #2352, with the field work completed in February 2020, and the legal description was written on February 7, 2020, under project #19144;

Being the same property conveyed to McMullin Family Properties, L.L.C, a Tennessee limited liability company, by Quitclaim Deed, dated October 24, 2005, from Katie Dickson McMullin, of record in Instrument Number 20061019-0129669, R.O.D.C., TN;

This is improved property known as 8045 Highway 100, Nashville, Tennessee 37221.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its 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 this 11/13/2020.

McMullin Family Properties, L.L.C.,
a Tennessee limited liability company

Mark McMullin

By: Mark McMullin
Its: Member Manager

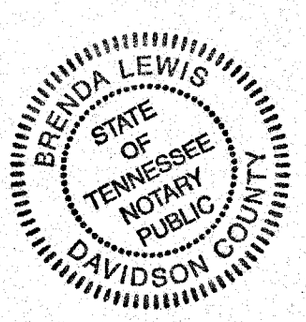
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said county and state, the within named, Mark McMullin, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Member Manager of McMullin Family Properties, L.L.C., the within named bargainor, and that he as such Member Manager executed the foregoing instrument for the purposes therein contained, by signing for McMullin Family Properties, L.L.C., by himself as Member Manager.

Witness my hand and official seal on 11/13/2020.

Brenda Lewis
NOTARY PUBLIC

My Commission Expires: 11-8-2021



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Adam G. LaFevor, do hereby make oath that I am 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.

Adam G. LaFevor

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a notary public for the above referenced county and state, Adam G. LaFevor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 5/9/23
NOTARY'S SEAL

