Karen Johnson Davidson County
Batch# 568538 DEEDWARRSP
02/04/2021 10:17:30 AM 4 pgs
Fees: $23.00 Taxes: $1,942.50
20210204-0016267

This instrument prepared by and after recording, return to:
Robert J. Notestine, III, Attorney at Law
109 Kenner Ave, Ste. 201
Nashville TN 37201

File# 20-0-16174

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
Warehouse Centennial, LLC	Same as new owner	Map and Parcel
210 Cumberland Bend		079 00 0 058.00
Nashville, TN 37228		

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **J.W. Hatchell and Mary Lou Hatchell,** Grantors, have this day bargained and sold, and do hereby transfer and convey unto the said**, Warehouse Centennial, LLC, a Tennessee limited liability company,** Grantee herein, its successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being a tract of land lying in the 8th Civil District of Davidson County, Tennessee, described according to a survey by Alley, Young, Baumgartner, Inc., dated 12-19-1984, as follows:

BEGINNING at an iron pin in the West right-of-way line of Centennial Blvd., said iron pin also being 38.12' on a bearing of North 18° 30' 00" West from the Northeast corner of tract no. 1 and more particularly described as follows:

Thence South 71° 30' 00" West, a distance of 234.88' to a point in the East right-of-way of the L. & N. Railroad; thence with a curve to the right having a radius of 1382.39', an arc distance of 368.18' to a point; thence North 71° 57' 46" east, a distance of 204.86' to a point; thence South 18° 30' 00" East, a distance of 42.98' to a point; thence South 71° 30' 00" west, a distance of 5.63' to a point; thence South 18° 30' 00" East, a distance of 216.81' to an iron pin; thence North 71° 32' 39" East, a distance of 99.40' to and iron pin in the West right-of-way line of Centennial Blvd.; thence with said right-of-way South 18° 30' 00" East, a distance of 100.00' to the point of beginning and containing 1.69 acres, more or less.

Also described as:

Land in Davidson County, Tennessee, and being all of Lot No. 2, Final Plat, Re-Subdivision of Tract 2 J.E.A. Realty Corporation property, according to survey and plat of same appearing of record in Plat Book 6200, Page 547, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate and complete description of said lot.

Being the same property conveyed by Installment deed from J. E. A. Realty Corporation, a Tennessee Corporation, to J.W. Hatchell and wife, Mary Lou Hatchell of record in Book 6533, page 672-676 Registers Office for Davidson County, Tennessee.

This is improved property known as 7117 Centennial Boulevard, Nashville, Tennessee 37209.

STATE OF TENNESSEE
COUNTY OF Davidson

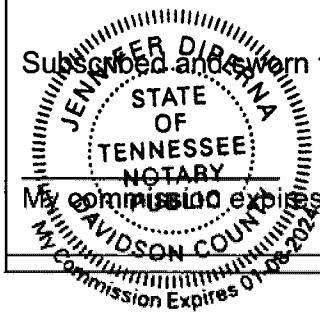
The actual consideration or value whichever is greater, for this transfer is $525,000.00.

Subscribed and sworn to before me this the 2 day of February, 2021.

Logan Cass
Affiant

My commission expires: 1-8-2024

Notary Public



TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors, heirs and assigns forever. Grantors covenant that except for the following encumbrances, the property is free from all encumbrances made or suffered by Grantors, and Grantors have not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever. Encumbrances:

1. Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.
2. All matters shown on plat(s) of record in Plat Book 6200, Page 547, in the Register's Office of Davidson County, Tennessee.
3. Matters contained in the Deed of record in Book 3867, Page 485, in the Register's Office of Davidson County, Tennessee.
4. Terms and provisions of Easement Agreement, by and between E & A Realty Corporation, a Tennessee Corporation; J. E. A. Realty Corporation and J.W. Hatchell and wife, Mary Lou Hatchell, or record in Book 6620, Page 218, in the Register's Office of Davidson County, Tennessee.
5. Rights of the Railroad Company to expand its right of way to its full charter width.
6. That portion of the land embraced within the bounds of any public road or thoroughfare.

Grantors further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors, heirs and assigns, against the lawful claims of all persons claiming **by, through or under Grantors, but no further or otherwise.**

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders. This deed may be signed in any number of counterparts and signature to any one counterpart shall be deemed signature to all counterparts, which when taken together shall constitute one deed.

Witness our hands this 2nd day of February, 2021.

J.W. Hatchell

Mary Lou Hatchell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared J.W. Hatchell with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person whose name is subscribed to this instrument and acknowledged that they executed it.

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of February, 2021.

NOTARY PUBLIC

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2021

My Commission Expires: May 3, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Mary Lou Hatchell with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person whose name is subscribed to this instrument and acknowledged that they executed it.

WITNESS my hand and official seal at Nashville, Tennessee, this 2nd day of February, 2021.

NOTARY PUBLIC

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 3, 2021

My Commission Expires: May 3, 2021

True Copy Certification

I, Matt Foster, 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 me, Jodean M. King, a notary public for this county and state, Matt Foster 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: 06/21/2021

Notary Seal:

