WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 280,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of May, 2021.

Notary Public

COMMISSION EXPIRES: 11/5/24

CAROLYN CURDO STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 647301 DEEDWARR
06/01/2021 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20210601-0073396

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Edward Wagner	NEW OWNER	172 00 0 133.00
(NAME)	(NAME)	
1324 Barnes Road		172 08 0B 050.00
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **Warner Partners LP, a Tennessee limited partnership,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Robert E. Wagner, a single man,** 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:

Parcel I:

A tract of land in the Sixth Civil District of Davidson County, Tennessee, including Lot No. 45 on the plan of Forest Acres Estates, Section 2, as of record in Plan Book 4175, page 128, Register's Office for said County, all of which described according to a survey by James L. Murphy, Jr. and Co., dated September, 1975, as follows:

Beginning at a point in the northerly margin of Kinhawk Drive, said point being the southeasterly corner of Lot No. 44 on said Plan; thence with the common line between Lots Nos. 44 and 45 on said plan, North 18' 35' east 148.72 feet to a point; thence north 45' 46' west 717.25 feet to a point, being the northwesterly comer of Reserved Parcel A on the said plan of Forest Acres Estates, Section 2, and being in the easterly boundary of the Hailey & Hargett Property; thence with the boundary of the said Hailey & Hargett property, north 07' 41' east 289.13 feet to a point; thence north 06' 06' east 452 feet to a point; thence north 08' 21' east 75.03 feet to a point; thence south 84' 32' 25" east 215 feet to a point; thence south 16' 39' east 625 feet to a point; thence south 25' 07' east 198 feet to a point; thence south 41' 14' 40" east 398.97 feet to a point; thence south 51' 42' east 210 feet to a point, being the northwesterly comer of Lot No. 60 on the plan of Forest Acres Estates, Section 2, above cited; thence south 35' 04' West 61.04 feet to a point; thence south 76' 30' west 252.39 feet to a point in the center of an unnamed street; thence northwestwardly with the center of said unnamed street a curve to the left, having a radius of 425 feet, 112.25 feet to a point; thence south 61' 22' west 25 feet to a point in the westerly margin of said unnamed street; thence with said margin South 28' 38' east 12.50 feet to a point, the beginning of a curve to the right; thence with said margin and with the curve to the right having a radius of 400 feet southeastwardly 237.36 feet to a point, the beginning of a curve to the right; thence with said curve to the right, having a radius of 25 feet, 29.27 feet to a point on the northwesterly margin of Kinhawk Drive; thence, with the margin of said drive and a curve to the right northwestwardly, having a radius of 948.29 feet, 2t 8.50 feet to the point of beginning.

Being the same property conveyed to Warner Partners. LP, a Tennessee Limited Partnership by Quitclaim Deed dated August 26, 2011 from Edward Q. Warner, Jr. and Scott P. Warner, recorded August 29, 2011, in Instrument Number 201108290066537, in the Register's Office for Davidson County, Tennessee.

This unimproved Property is known as 0 Kinhawk Drive Nashville, TN 37211

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Parcel II:

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Bridle Downs, Phase II, as shown on plat of record in Plat Book 7900, page 241, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Warner Partners, LP, a Tennessee limited partnership by Deed dated October 15, 2008 from Edward Q. Warner, Jr. and Scott P. Warner, recorded October 15, 2008, in Instrument No. 200810150103966, in the Register's Office for Davidson County, Tennessee.

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 Unimproved property, known as 1837 Champions Drive Nashville, TN 37211

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 our hands this 26th day of May, 2021.

Warner Partners LP Inc., a Corporation

By: _____
Edward Quinn Warner, Jr, Partner

By: _____
Scott Patrick Warner, Partner

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Edwawrd Quinn Warner, Jr., and Scott Patrick Warner, Partners of Warner Partners LP, a Tennessee limited partnership with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument in their capacity as partners for the purposes therein contained.

WITNESS my hand and seal this 26th day of May, 2021.

_____
Shannon Philbin

Commission Expires: _____

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 7, 2023

202106010073396

True Copy Certification

I, Lori Patterson, 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 therewith 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, Jackie Rudolph, a notary public for this county and state, Lori Patterson, 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: 02/11/2024

