Karen Johnson Davidson County
Batch# 650541 DEEDWARRSP
06/07/2021 12:37:30 PM 5 pgs
Fees: $28.00 Taxes: $3,052.50
20210607-0076018

This Instrument Prepared by:
Paul F. Soper
2323 21st Ave. S, Suite 502
Nashville, TN 37203
615-712-6036

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Parga, GP 5215 Harding Pike Nashville, TN 37205	new owner	061-07-0-047.00

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **JUSTIN W. LEACH AND KERRY D. LEACH, HUSBAND AND WIFE** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **PARGA, GP, a Tennessee general partnership** (the "Grantee"), its successors and assigns, all of Grantor's right, title and interest in and to that certain land in **Davidson County, Tennessee**, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever. And Grantor does covenant with the Grantee that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind herself, her heirs, successors and assigns to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons ***claiming through the Grantor, but not further or otherwise.***

Whenever used, the singular number shall include both the plural and the singular and vice versa, and the use of any gender shall be applicable to all genders.

WITNESS Grantor's hand, this 2nd day of June, 2021.

JUSTIN W. LEACH

KERRY D. LEACH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **JUSTIN W. LEACH AND KERRY D. LEACH,** the within-named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 2nd day of June, 2021.

Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1/3/22

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $825,000.00.

Affiant

Subscribed and sworn before me this 2nd day of June, 2021.

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: 1/3/22

EXHIBIT "A"

Legal Description

Tract I:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Broadmoor, Section 2, Block J, as of record in Plat Book 547, Page 174, Register's Office for said County, and being described as follows:

Said Lot No. 1 fronts 65.0 feet on the Westerly side of Gallatin Pike and extends back between parallel lines 165 feet to a dead line in the rear on which measures 65 feet thereon.

Tract II:

Land in Davidson County, Tennessee, being the Southerly part of Lot No. 2 of Block "J" on the Plan of Broadmoor, Section 2, as of record in Book 547, Page 174, Register's Office for said County, described according to a survey made by Yokley and Waggoner, Engineers, August 31, 1953, as follows:

Beginning at a point on the Westerly margin of the Gallatin Road, at the Northeast corner of Lot No. 1 on said plan; thence with the Westerly margin of said road, Northwardly 47 feet; thence Westwardly 165 feet to the Eastern boundary line of Lot No. 23 on said plan; thence with the line between Lots Nos. 2 and 23, Southwardly 46.5 feet to the Northwest corner of said Lot No. 1.; thence with the Northern boundary line of said Lot No. 1, Eastwardly 165 feet to the beginning.

Being the same property conveyed to JUSTIN W. LEACH AND KERRY D. LEACH, HUSBAND AND WIFE, by deed from GAUTAM K. PATEL, of record in Instrument No. 20171010-0104053, dated October 6, 2017, said Register's Office.

EXHIBIT "B"

Permitted Exceptions

1. Real Property taxes for 2021, a lien not yet due and payable.

2. Matters shown on the Plan of record in Book 547, page 174, said Register's Office.

True Copy Certification

I, **PAUL F. SOPER**, 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, **TRICIA BALL**, a notary public for this county and state, Paul F. Soper 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: 9/7/2021

Notary Seal (if on paper)

