Karen Johnson Davidson County
Batch# 659419 DEEDWARR
06/17/2021 04:10:30 PM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20210617-0082264

WARRANTY DEED

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

File No. AT-21-794

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $675,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of June, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
508 Investors LLC	VINNET & ASSOCIATES C/O BURT LANDERS	
(NAME)	(NAME)	
3145 Earhart Road	514 ELM STREET	098-043.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37076	SHELBYVILLE, TN 37160	
(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/we, **Michael P. Higbie and Keely J. Higbie, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **508 Investors LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract of land lying partially in Wilson and Davidson Counties, Tennessee, said tract being Wilson County Parcel 1.01 on Tax Map 97 and Davidson County Parcel ID #09800004300, said tract being the property of Thomas E. Harris, etux as conveyed by Deed Book 3253 Page 473 at the Register's Office of Davidson County, Tennessee, said tract being more particularly described as follows:

Beginning at a point, said point being the southwest corner of said tract, said point being an old iron pin, said point being the northwest Sharon Smith property Parcel ID #09800004400 as conveyed by Instrument Number 20120601-0047581, R.O.D.C,, said point being on easterly right of way of Earhart Road, thence with said night of way along a curve to the left with a radius of 240.94', tangent of 70.62', delta of 32 degrees 40 minutes 21 seconds, length of 137.39 feet and chord North 31 degrees 47 minutes 17 seconds West 135.54' to a new iron pin, said pin being the northwest corner of said tract, thence leaving said right of way the next 2 calls Dennis Harris properly Parcel ID #09800006800 as conveyed by Deed Book 5338, Page 832 R.O.D.C., North 48 degrees 01 minutes 32 seconds East 141.96 to a disturbed iron pin, thence North 88 degrees 21 minutes 26 seconds East 259.69 feet to an iron stake, said stake being the southeast corner of the afore-mentioned Dennis Harris property and the southwest corner of Robert Davidson, etux property Parcel ID #09800012700 as conveyed by Deed Book 6865, Page 601, R.O.D.C., Thence with Davidson South 87 degrees 53 minutes 07 seconds East 1,376.61 feet to an old iron pin, said pin being the northeast corner of said tract, said pin being on the westerly boundary of John and Lisa Liles property Parcel 50.00 on Wilson County Tax Map 97 as conveyed by Deed Book 1125, Page 1625 R.O.W.C., thence with Liles property South 01 degrees 11 minutes 28 seconds West 629.39 feet to an old iron pipe, said pipe being the southeast corner of said tract, said pipe being the northeast corner of John and Lisa Liles properly Parcel ID #09800004700 as conveyed by Quitclaim Deed in Instrument Number 20050721-0085156 R.O.D.C. thence with John and Lisa Liles property North 87 degrees 48 minutes 16 seconds West 1,106.70 feet to an old iron pin, said old iron pin being the southeast corner of John and Lisa Liles property Parcel ID # 09800007700 as conveyed by Instrument Number 20071121-0136525, R.O.D.C., thence with the afore-mentioned Liles property and Smith property North 00 degrees 57 minutes 53 seconds East 399.30 feet to an old iron pin, said pin being the northeast corner of the afore-mentioned Smith

property thence with Smith North 87 degrees 51 minutes 37 seconds West 557.54 feet to the point of beginning, containing 18.97 acres, more or less, by survey by Steven B. Finley, Tennessee Registered Land Surveyor License Number 1697, conducted October 20, 2016.

Being the same property conveyed to Michael P. Higbie and Keely J. Higbie, husband and wife by Warranty deed from Betty Griffin and Dennis E. Harris of record in Instrument No. 20161213-0130420 Register's Office for Davidson County, Tennessee, dated December 02, 2016 and recorded on December 13, 2016, also recorded in Book 1736, page 2104, in the Register's Office for Wilson County, Tennessee.

Being also known as 3145 Earhart Road Nashville, Tennessee 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2021 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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 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/our hand this 10th day of June, 2021.

Michael P. Higbie by Joshua L. Hunter,
Attorney-In-Fact

Keely J. Higbie by Joshua L. Hunter,
Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Joshua L. Hunter, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is Power of Attorney for Michael P. Higbie and Keely J. Higbie, and that this instrument was executed on behalf of the said Michael P. Higbie and Keely J. Higbie for the purposes therein contained.

Witness my hand and official seal this 10th day of June, 2021.

Notary Public

My Commission Expires: 4/30/22

TIFFANY WHITTLE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

Certificate of Authenticity

I, Emily Manno, 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.

Emily Manno

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Leslie Garside, a notary public for this county and state, Emily Manno who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Leslie Garside

Notary's Signature

My Commission Expires: 1/3/23.

Notary's Seal (If on paper)

