① **BOX 10-A**

WARRANTY DEED

Karen Johnson Davidson County
Batch# 669192 DEEDWARR
07/01/2021 10:19:03 AM 2 pgs
Fees: $13.00 Taxes: $2,832.35

20210701-0089167

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $765,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30 DAY OF June 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TMS Partners, GP	New Owner	
(NAME) 567 Watsonwood Dr.	(NAME)	132 09 0 021.00
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(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, WE, **JESSE L. TATE, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TMS PARTNERS, GP, A TENNESSEE GENERAL PARTNERSHIP**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the northerly part of Lot No. 1, as shown on the unrecorded Plan of Mrs. O.A. Allen's Subdivision of the Hirsig Tract, made by W.B. Southgate, Surveyor, as follows:

Beginning at a point in the center of Lealand Lane, formerly Lea Avenue, 250 feet Northerly from the center line of Battery Road, said point being the Northeasterly corner of property conveyed to William H. Teas, II, and wife, by deed of record in Book 2540, Page 347, Register's Office for Davidson County, Tennessee; thence with the center line of said Lane, North 2 deg. 30' East, 150 feet, to the Southeast corner of Lot No. 2 on said Plan; thence with the dividing line between Lots Nos. 1 and 2, North 86 deg. 30' West, 215 feet, to a point; thence South 3 deg. 13' West, 150 feet, to a point; thence along said Treas' line, South 86 deg. 30' West, 217.3 feet, to the beginning.

Being the same property conveyed to Jesse L. Tate and wife, Carolyn H. Tate, by Warranty Deed from Bessie D. Murdock and Emogene D. Price and husband, Thomas H. Price, of record in Book 8091, Page 508, in the Register's Office of Davidson County, Tennessee, dated April 17, 1990 and recorded on April 19, 1990.

Being the same property conveyed to Jesse L. Tate, by Quitclaim Deed from Carolyn H. Tate, of record in Instrument No. 20120907-0081279, in the Register's Office of Davidson County, Tennessee, dated September 06, 2012 and recorded on September 07, 2012.

This was not the marital residence for the Grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

unimproved
This is improved x property, known as 4429 Lealand Ln, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 30th day of June, 2021

Jesse L. Tate

JESSE L. TATE

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 Jesse L. Tate, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of June, 2021.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY