WARRANTY DEED

Karen Johnson Davidson County
Batch# 716972 DEEDWARR
09/15/2021 11:11:59 AM 2 pgs
Fees: $13.00 Taxes: $999.00
20210915-0123776

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 1-3-23
(AFFIX SEAL)

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th Aveneue South, Suite 202, Nashville, Tennessee 37212

File No.: NAS0529-21

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Hosts Worldwide	Hosts Worldwide	112-00-0-027.00
(NAME) 112 E. End Rd	(NAME) 112 E. End Rd	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Seventy Thousand And No/100 Dollars ($270,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **JERRY LYNN AND CAROLYN LYNN, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HOSTS WORLDWIDE, INC.,** 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 the 10th Civil District of Davidson County, Tennessee, and described from a survey of John Kohl, Tennessee Registered Land Surveyor No. 100, dated September 7, 1978, as follows:

Beginning at a point on the Southerly margin of East End Road, formerly Gammon Road, located Eastwardly 257 feet, more or less, from the intersection of the center lines of East End Road and U.S. Highway No. 41, said point also being the Northeasterly corner of the property conveyed to J. W. Peay by Deed from Mannye G. Peay, of record in Book 4549, page 131, Register's Office for Davidson County; thence, with Peay's Easterly property line, South 5 degrees 00 minutes West 210 feet to a point in a Northerly line of the property conveyed to B.L. Hale by Deed from Edward Bridges, et ux, of record in Book 3103, page 340, said Register's Office; thence, with said Northerly property line of Hale, South 85 degrees 00 minutes East 194.6 feet to a point at the Southwesterly corner of the property conveyed to Subella Rumph et vir, by Deed from Callie B. Brown, of record in Book 4442, page 809, said Register's Office;

thence with Rumph's Westerly property line North 1 degrees 00 minutes West 216.55 feet to a point on the Southerly margin of East End Road; thence, with the Southerly margin of said road, 175 feet in a Westerly direction to the point of beginning.

Being the same property conveyed to William B. Case, Jr. et ux, Bonnie Lee Case by Warranty deed from James F. Mason et ux Alicia Faye Mason of record in Book 5348, page 568, Register's Office for Davidson County, Tennessee, dated October 4, 1978 and recorded on October 02, 1978.

Being the same property conveyed to Jerry Lynn and Carolyn Lynn, husband and wife by Warranty deed from William B. Case Jr. of record in Instrument No. 20200515-0050428 Register's Office for Davidson County, Tennessee, dated May 08, 2020 and recorded on May 15, 2020.

This is:

unimproved ☐

improved ☒ property, known as 112 E. End Rd, Goodlettsville, TN 37072

(House No.) (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 our hands this 31st day of August, 2021.

Jerry Lynn

Carolyn Lynn

State of Tennessee
County of Davidson

On this 31st day of August, 2021, before me personally appeared Jerry Lynn and Carolyn Lynn, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Witness my hand, ~~at~~ office, ~~this~~ 31st day of August, 2021.

Notary Public

My Commission Expires: 1-3-23

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY