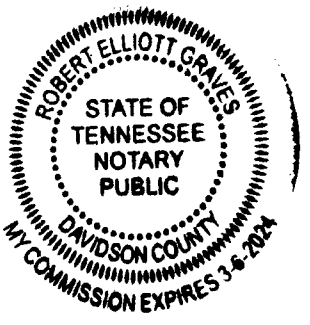


STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of September, 2021

Notary Public

MY COMMISSION EXPIRES: 03/06/24

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Southern Exchange and Acquisition, Inc., Trustee for Main Street Land Trust	New Owner	06200013200
(NAME)	(NAME)	
PO BOX 160730		
(ADDRESS)	(ADDRESS)	
Nashville TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 729214 **DEEDWARR**
10/04/2021 10:07:32 AM 2 pgs
Fees: $13.00 Taxes: $740.00

20211004-0132861

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,

MICHAEL F. WALSH, A SINGLE MAN,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Southern Exchange and Acquisition, Inc., Trustee for Main Street Land Trust,

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:

A tract of land in the Second Civil District of Davidson County, Tennessee, being Lot No. 1 on the Plat entitled Strasser Subdivision, plat not of record this date and being more particularly described as follows:

Beginning at a point on the northerly boundary of the Strasser Subdivision which is also the southerly right-of-way of Pennington Bend Road, said point being the common corner on the northerly boundary of Lots 1 and 2 of said subdivision and being 1,166.35 feet northwesterly from a point described as a point of beginning for Lot 5 of said subdivision along the southwesterly right-of-way of Pennington Bend Road; and proceeding as follows:

1. S 3 degrees 15' 00" W 750.08 feet to a point on the northerly boundary of the property of A.P. Connell, etux as recorded in Book 1728, page 512, R.O.D.C. Tennessee; thence,
2. N 80 DEGREES 55' 07" W 166.74 feet along the northerly boundary of the A.P. Connell property; thence,
3. N 3 Degrees 15' 00" E 745.65 feet to a point on the southerly right-of-way of Pennington Bend Road; thence,
4. N. 82 degrees 26' 08" E 166.74 feet along the southerly right-of-way of Pennington Bend Road, to the point of beginning.

Said property containing 2.85 acres more or less.

LT&E File #18464

Michael F. Walsh and wife, Katherine L. Walsh

Being the same property conveyed to Michael F. Walsh and wife, Katherine L. Walsh by Deed dated February 14, 2005 from Michael F. Walsh and Katherine L. Walsh, Trustees of the Walsh Trust Dated August 23, 1993, recorded February 24, 2005, in Instrument Number 20050224-0020302, in the Official Records of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Unimproved* property is commonly known as: 2636 Pennington Bend Road, Lot 1, Nashville, TN 37214

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(s) this 30th day of September, 2021

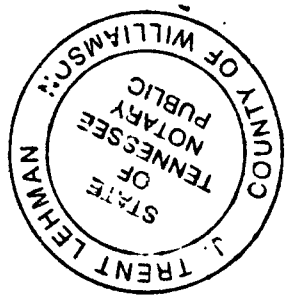
Michael F. Walsh

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of September, 2021, before me personally appeared Michael F. Walsh, 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's (or persons') free act and deed.

Witness my hand, at office, this 30th day of September, 2021.

Notary Signature
My commission expires: 11/14/24



LT&E File #18464