Karen Johnson Davidson County
Batch# 743496 DEEDWARR
10/26/2021 10:46:01 AM 2 pgs
Fees: $13.00 Taxes: $3,700.04
20211026-0143652

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 21103148a

MARK S. WARNER III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $1,000,010.00.

Affiant

Subscribed and sworn to before me, this 22nd day of October, 2021.

Notary Public
My Commission Expires: 6/14/25

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Joshua Curtis LeLoup	Bell Bank	Tax Parcel ID No.
8161 McCrory Lane	3100 13th Ave S	140-00-0-039.00
Nashville TN 37221	Fargo, ND 58103	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Paty Lynn Jetton and Mark S. LeVan, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Joshua Curtis LeLoup, a single person**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Tract No. 1:
Land in the 9th Civil District of Davidson County, Tennessee, and described according to a survey dated May 9, 1979, by Howard S. Dickinson, Inc., Registered Land Surveyor #805, as follows:

Beginning at an iron pin in the southerly margin of McCrory Lane and said pin being approximately 1400 feet from the McCrory Lane exit to I-40 in a southeasterly direction; thence South 26° 10' 31" West, 451.47 feet to an iron pin, the point of beginning; thence South 26° 10' 31" West, 458.53 feet to an iron pin; thence, South 63° 49' 29" East, 380 feet to an iron pin; thence, North 26° 10' 31" East, 458.53 feet to an iron pin; thence, North 63° 49' 29" West, 380.00 feet to the point of beginning, containing 4 acres, more or less.

TRACT No. 2:
Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the southerly margin of McCrory Lane approximately 1,600 feet East of the McCrory Lane Interchange with I-40 and being more particularly described as follows:

Beginning at an iron pin in the southerly margin of McCrory Lane, said pin being 1,400 feet, more or less, from the centerline of I-40 Interchange in a southeasterly direction; thence, with said southerly margin South 73° 49' 26" East, 309.62 feet to a point; thence, with a curve to the left 110.38 feet to a point, said curve having a central angle of 02° 15' 09", a radius of 2,807.77 feet and a chord of South 74° 56' 56" East, 110.37 feet; thence, South 29° 52' 35" West, 526.45 feet to an iron pin; thence, South 25° 49' 06" West, 542.02 feet to a point; thence, North 51° 43' 02" East, 389.30 feet to an iron pin; thence, North 26° 03' 06" East, 910.66 feet to the point of beginning, containing 382.141 square feet, or 8.77 acres, more or less.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED THEREFROM is a four acre tract described by Howard S. Dickinson, Inc., R.L.S. No. 805, of record in Book 8183, page 89, said Register's Office.

Being the same property conveyed to MARY PATTY LYNN JETTON AND MARK S. LEVAN, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from JAMES S. FOSTER AND WIFE, DONNA R. FOSTER, of record in Instrument No. 20020619-0074300 , dated June 14, 2002 , said Register's Office.

Mary Patty Lynn Jetton and Mary Paty Lynn Jetton being one and the same.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2021 and subsequent years for Map-Par. 140-00-0-039.00 and 140-00-0-045.00.

Transmission Line Easements of record in Book 4207, page 514 and in Book 4207, page 555, said Register's Office.

Easement for ingress and egress and right of way and for the use and maintenance of a spring of record in Book 5446, page 47, said Register's Office.

This is improved property located at 8161 McCrory Lane Nashville TN 37221

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of October, 2021.

Mary Paty Lynn Jetton

Mark S. LeVan by Mary Paty Lynn Jetton, his Power of Attorney
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, Mary Paty Lynn Jetton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Mark S. LeVan and that she is authorized by Mark S. LeVan to execute this instrument on his behalf.

Witness my hand, at office, this 22nd day of October, 2021.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2022